



GUIDE PRICE  
£399,950

School Road  
Alderton GL20 8NP

## THE PROPERTY

Step into this double-fronted period cottage in the heart of the village, where character meets a thoughtfully designed layout. Beyond the entrance hall and cloakroom, a spacious reception hall doubles as a study area. This leads to a cosy sitting room, complete with an exposed stone wall, wood-burning stove, and herringbone flooring. The ground floor opens into a bright, open-plan kitchen and dining area that flows into a family room, where bi-fold doors reveal a private, sunny, south-facing garden.

Upstairs, the accommodation comprises three bedrooms, including two generous doubles. Unusually for a period home, the first floor features two bathrooms, one of which is an ensuite to the primary bedroom. Outside, the garden offers a tranquil retreat with a sweeping lawn, mature flower beds, and two seating areas, one with an inset well with glass top and fitted lighting. This delightful home perfectly balances its period charm with a practical, modern configuration, all within a sought-after village setting.

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## SITUATION

Set at the foot of Alderton Hill on the edge of the Cotswolds and just 4 miles north-west of Winchcombe, Alderton is a quintessential English village offering a perfect blend of rural charm and modern convenience. This vibrant community is ideal for families and commuters, located just 7 miles from Tewkesbury and Bishops Cleeve and 10 miles from Cheltenham.

At the heart of the village lies the essential Alderton Village Store and Post Office, alongside The Gardeners Arms, a celebrated 16th-century thatched pub renowned for its local ales and dining. Families benefit from the weekly toddlers group and preschool, the age 5-11 Oak Hill C of E Primary School, and there is an active village hall and the church of St Margaret of Antioch.

Outdoor enthusiasts have direct access to the Winchcombe Way for scenic hiking across the Area of Outstanding Natural Beauty. With a friendly, engaged community and high-speed broadband availability, Alderton offers a premium lifestyle for those seeking a tranquil yet connected edge of Cotswolds retreat.

## ADDITIONAL INFORMATION

Mains gas, electricity, water and drainage are connected. Gas central heating via combi boiler.

Broadband connection and Mobile coverage: Fibre to the cabinet broadband is available to be connected. Mobile signal available - see: [checker.ofcom.org.uk](https://checker.ofcom.org.uk)

Located in an area with a medium yearly surface water flood risk and a projected high risk for 2040–2060 according to Environment Agency data. However, the current owner reports that the property has no known history of flooding.







## School Road, Alderton, GL20

Approximate Area = 1082 sq ft / 100.5 sq m  
For identification only - Not to scale

### TENURE

Freehold

### LOCAL AUTHORITY

Tewkesbury Borough Council

### COUNCIL TAX BAND

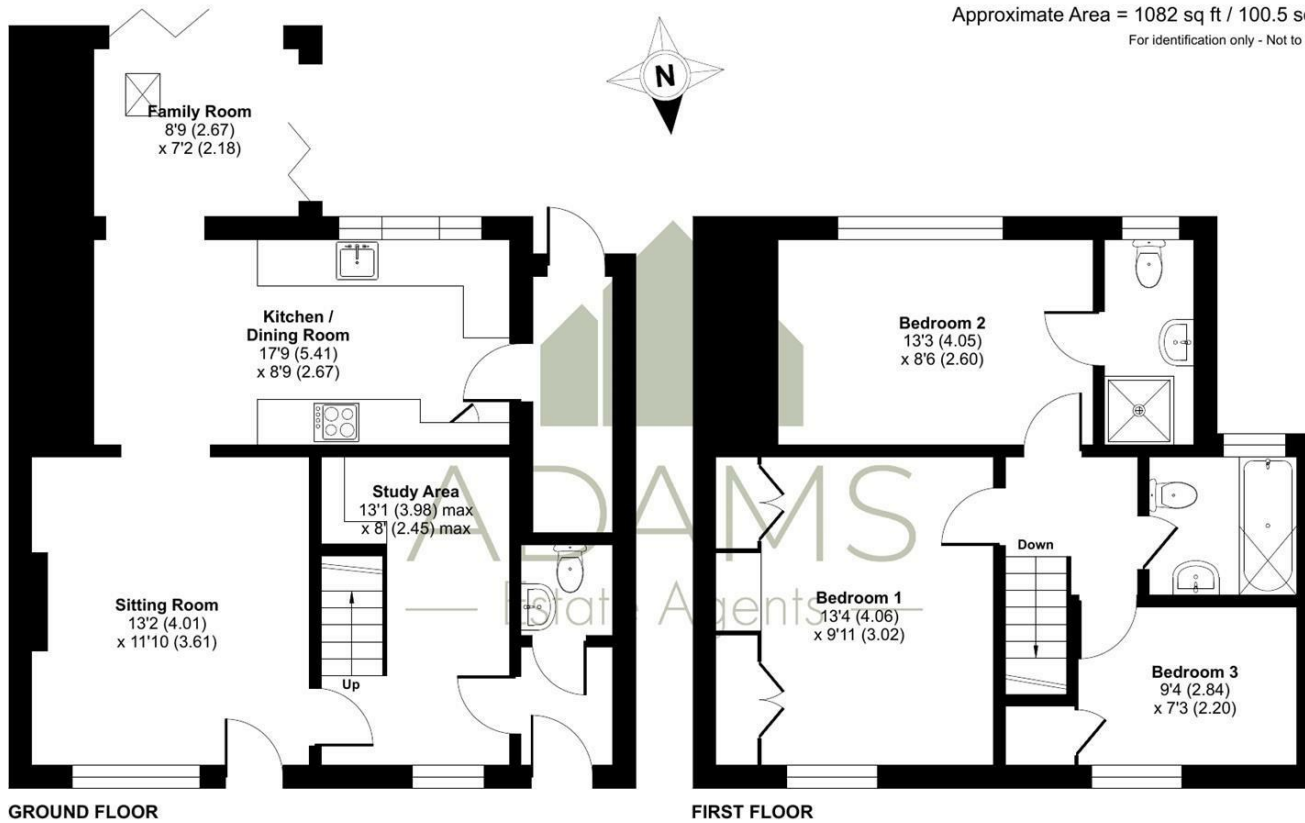
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### VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>70</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Adams Estate Agents Limited. REF: 1419325



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