# 2 Goldstone Road, Dayleston Park, Alderton, Gloucestershire GL20 8FR (not yet registered) GL20 8NY
# 35% Shared Ownership £99,750





Rarely available 1 bed house with private garden and allocated parking space in the beautiful village of Alderton, Due to complete Autumn 2026

Alderton and the surrounding area offer a wealth of independent amenities and local experiences, providing a fulfilling village lifestyle. Within Alderton, you will find:

A well-stocked village shop and post office
A historic thatched-roof pub
A village hall, pre-school, and toddler group fostering a strong sense of community
Playing fields, sports clubs, coffee mornings, and gardening groups
Door-to-door milk and juice delivery from Cotteswold Dairy
Beyond the village, there are further local treasures:

Teddington Stores, brimming with artisan produce
Hayles Fruit Farm, renowned for seasonal pick-your-own orchards
The Royal Oak in Gretton, a charming countryside pub serving local ales and traditional dishes, with a tennis court and a garden bordering the Gloucestershire Warwickshire Steam Railway

Rivers Meet
Cleeve Mill Lane, Newent
Gloucestershire GL18 1DS

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## Shared Ownership Information
Shared ownership is a part buy part rent property from Two Rivers Housing.
You purchase a share with the help of a mortgage based on affordability and the minimum share being sold.

OMV - £287500
35% Share £99750 - The Share you buy is based on your individual affordability
Rent on remaining share - £424.53pcm (please note the rent element of this payment will increase every April)
Management Fee - £28.75pcm
Buildings Insurance - £11.63pcm

## How does Shared Ownership work?
If you bought a home on the open market, you would agree a purchase price through an estate agent. Then you would take out a mortgage to cover the total purchase price of the property minus any deposit you might have available.
With Shared Ownership, the price of the property is fixed at the open market value, as assessed by a qualified valuer. You borrow just enough to cover the share you are buying. This is referred to as equity share.

The equity share amount will be an amount that you can afford, as set out under government guidelines. The total monthly cost of the rent, plus your
mortgage, will be lower than the monthly cost if you bought the property outright with a mortgage.

For legal reasons, while you are only buying a part-share of the property, you will have a leasehold interest. However, you may buy further shares. This is called 'staircasing', and may
eventually progress to outright ownership.

## Eco
Air Source Heat Pump Heating
Solar Panels
EPC A

## Ground Floor
Hallway with stairs to 1st floor and entrance to WC and living area
WC 105cm x 190cm
Living area - Open plan living space with kitchen, and access to garden 487cm x 507cm max

Fitted oven, hob and hood. Flooring supplied

## First Floor
Hallway to Bathroom and Bedroom with airing cupboard.

Bathroom - Shower over Bath 217cm x 207cm
Bedroom 268 cm x 507cm max

Flooring fitted throughout

## External
Allocated parking for 1 car. Enclosed rear garden with side access

## Artists Impressions
All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home and may include optional upgrades and extras which involve additional cost. Individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture are not included in any sale.

## Disclaimer
All measurements are approximate. We have not checked the serviceability of any appliances, fixtures or utilities (i.e. water, electricity, gas) which may be included in the sale. We cannot guarantee building regulations or planning permission has been approved and all prospective purchasers should satisfy themselves on these points prior to entering into a contract. Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

## Two Rivers Housing
TwoCan estate agents are advertising this property on behalf of Two Rivers Housing. Two Rivers Housing are the owners of Twocan and the Centigen brand.




