



GUIDE PRICE

£550,000

Brentyard Close

Alderton GL20 8PE



THE PROPERTY

Occupying an enviable edge-of-village position on the boundary of this exclusive development, this immaculate, 2023-built Cala home offers the pinnacle of modern country living, complete with lovely views over the surrounding countryside.

A welcoming reception hall with a practical cloakroom sets a sophisticated tone, leading first to a beautifully appointed sitting room. The spectacular true heart of the home is the spacious kitchen, dining, and family room stretching across the rear, featuring a magnificent vaulted ceiling that floods the space with light. This superb open-plan environment perfectly integrates social living and entertaining, seamlessly connecting the high-specification kitchen with dedicated dining and lounging areas. French doors open the entire space directly to the beautifully landscaped rear garden, which is carefully arranged with paved terraces, a lawn, and attractive raised beds, perfect for alfresco living. Practicalities are handled by a separate utility room off the kitchen.

The first floor is equally impressive, offering four generous bedrooms centered around a main landing. The principal suite includes built-in wardrobes and an ensuite shower room, with the remaining three bedrooms served by a contemporary family bathroom. Externally, the property benefits from ample driveway parking and a single garage.

4



2



2



ADDITIONAL INFORMATION

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

There is a service charge of approx. £450.22 per year for 2026, payable to Sennen Property Management in respect of communal areas maintenance and administration.

Broadband connection and Mobile coverage: Fibre To The Property Broadband is available to be connected. Mobile signal available - see: [checker.ofcom.org.uk](https://www.ofcom.gov.uk/consult/condocs/mobile/mobile_071216.pdf)

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.









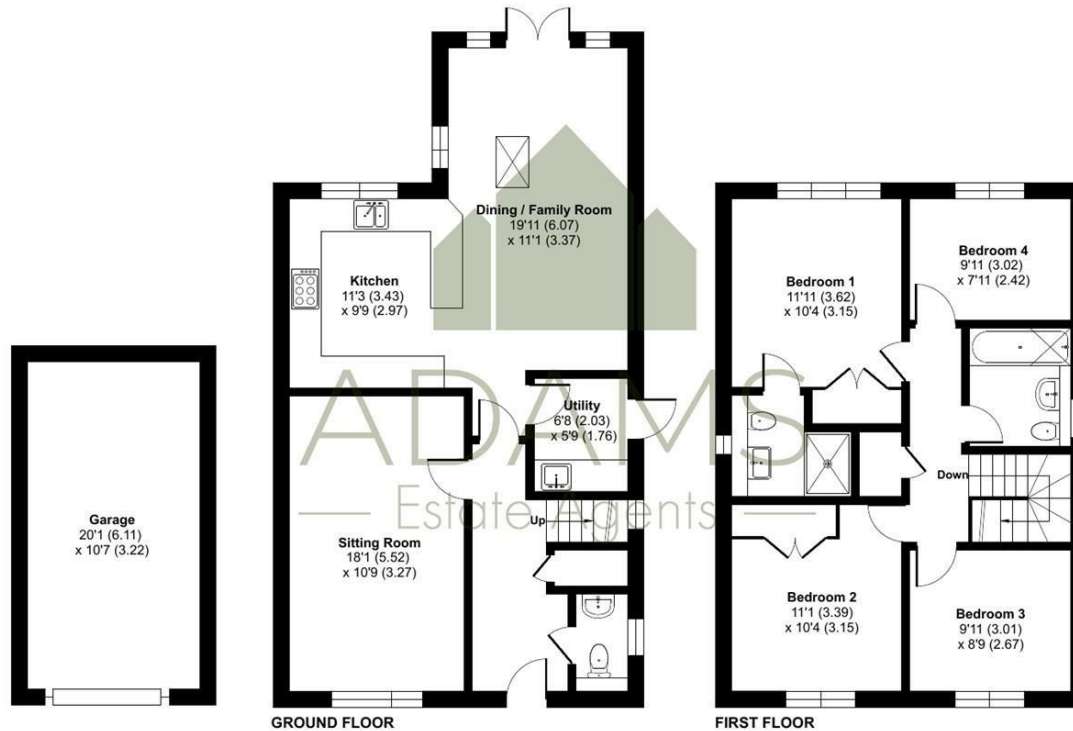
Brentyard Close, Alderton, Tewkesbury, GL20

Approximate Area = 1358 sq ft / 126.1 sq m

Garage = 212 sq ft / 19.6 sq m

Total = 1570 sq ft / 145.7 sq m

For identification only - Not to scale



TENURE

Freehold

LOCAL AUTHORITY

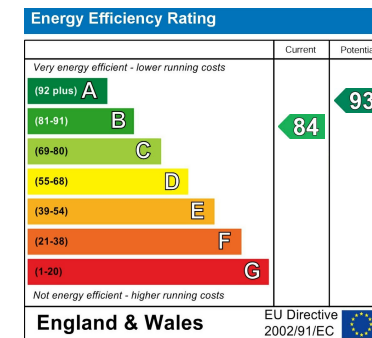
Tewkesbury Borough Council

COUNCIL TAX BAND

F

VIEWINGS

By prior appointment only



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). © nichecom 2026. Produced for Adams Estate Agents Limited. REF: 1436076



OFFICE ADDRESS

Hereford House, 20 North Street, Winchcombe, Cheltenham, Gloucestershire, GL54 5PS

OFFICE DETAILS

01242 603601
sales@adamsestateagents.com
www.adamsestateagents.com