PerryBishop

PROPERTY MADE PERSONAL

Willow Bank Road, Alderton, Tewkesbury, Gloucestershire GL20 8NJ







Detached bungalow set on a generous plot • Two bedrooms • Spacious living room with natural light • Sun room providing extra living space and garden access • Loft conversion potential (subject to planning permission) • Good-sized front and rear gardens • Peaceful and sought-after village location • EPC D

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Key Features



2
Bedrooms



1
Bathroom



2
Receptions

About the property

A two-bedroom detached bungalow set on a generous plot in the desirable village of Alderton.

The property offers versatile living space, including an entrance hall, living room, kitchen, dining room, sun room, two bedrooms, and a bathroom.

A particular feature of the home is the large loft, offering excellent potential for conversion (subject to the necessary planning permissions), which could create additional bedrooms, bathroom or living space.

Outside, the property enjoys good-sized gardens to both the front and rear, providing plenty of space for outdoor living, gardening, or entertaining.

Located in a peaceful and sought-after area, this bungalow is ideal for a variety of buyers looking for a flexible home in a charming village setting, offering scope to personalise and expand.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

Located 4 miles north of Winchcombe, 5 miles east of Tewkesbury, as well as Evesham and Cheltenham within 10 miles, Alderton provides a village life close to amenities.

Alderton has retained the beating heart of any thriving village with a 16th century inn and 21st century cuisine, a shop and post office, primary school, children's play park and active village hall. The church offers regular services and secular fun events and the village campanologists are always keen to attract new bell ringers. With numerous clubs and activities for everyone including a local football team, this is a lively community, yet numerous public footpaths on to Alderton and Dumbleton hills provide a quiet contrast. Just beyond the village there are plenty of dining out options, the Gloucestershire/Warwickshire railway, Sudeley Castle and numerous nurseries for gardeners delight.

Directions

From Perry Bishop's Cheltenham office, head north on Middle Street and follow signs to join the A46 northbound toward Tewkesbury. Continue on the A46 for approximately seven miles, then take the exit toward A438/Bredon. Follow the road into Alderton village, then turn onto Willow Bank Road. The property will be on your left hand side, as indicated by a Perry Bishop 'For Sale' board.

What3Words: ///recur.straw.mallets

Services & Tenure

The tenure is Freehold. All mains services are understood to be connected.

Local Authority

Tewkesbury Borough Council

Council Tax Band E

Our reference

CHE/BM/KF/01092025

We'd love to hear from you

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RAILWAY
OLD FART



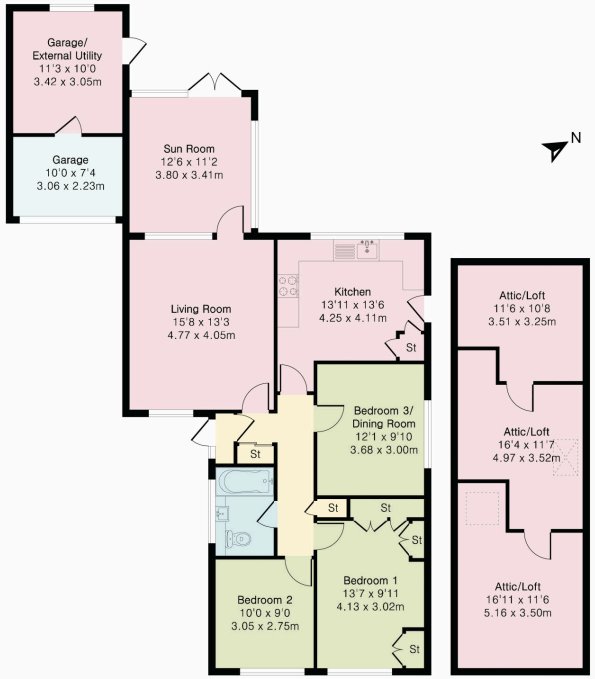








Approximate Gross Internal Area 1453 sq ft - 135 sq m
(Excluding Garage)
Ground Floor Area 1027 sq ft – 95 sq m
First Floor Area 426 sq ft – 40 sq m
Garage Area 189 sq ft – 18 sq m



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PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.