



Alderton

 Nick  
**GRIFFITH**  
ESTATE AGENTS

# Alderton

Fletcher Close, Alderton, Tewkesbury, GL20 8PA

Offers in Excess of £800,000 Freehold

**A substantial (2500 SQUARE FEET) 5 bedroom, detached family house, situated at the head of this small no-through road on the edge of the village.**

APPROX 2500 SQUARE FEET • reception hall • living room • family/playroom • home office • magnificent kitchen/dining room • utility room • cloakroom • 5 bedrooms • 3 bath/shower rooms • detached double garage • parking for approx. 6 cars • gas central heating & double glazing • garden • NHBC guarantee

## Description

An attractive and beautifully presented family home, situated in this highly sought after village. The generous accommodation includes an impressive reception hall, living room with feature fireplace, family/playroom, home office, and a magnificent kitchen/dining room with a range of quality integrated appliances and doors opening to the garden. Also on the ground floor is a utility room and downstairs cloakroom. Upstairs, there are 5 good size bedrooms and 3 luxury bath/shower rooms (2 en suite), the master also with walk-in dressing area. Outside is a large driveway providing parking for approx. 6 cars, a detached double garage with electric door, and a landscaped garden. The property further benefits from gas central heating, double glazing, EV Charger point, and NHBC guarantee (expiring 2028).

## Further Information:

**Local Authority** Tewkesbury Borough Council. **Tax Band** G . **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating.

**Broadband** FTTP connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

**AGENTS NOTE** There is a Estate service charge of approx. £300 per year. Caravans are not permitted.



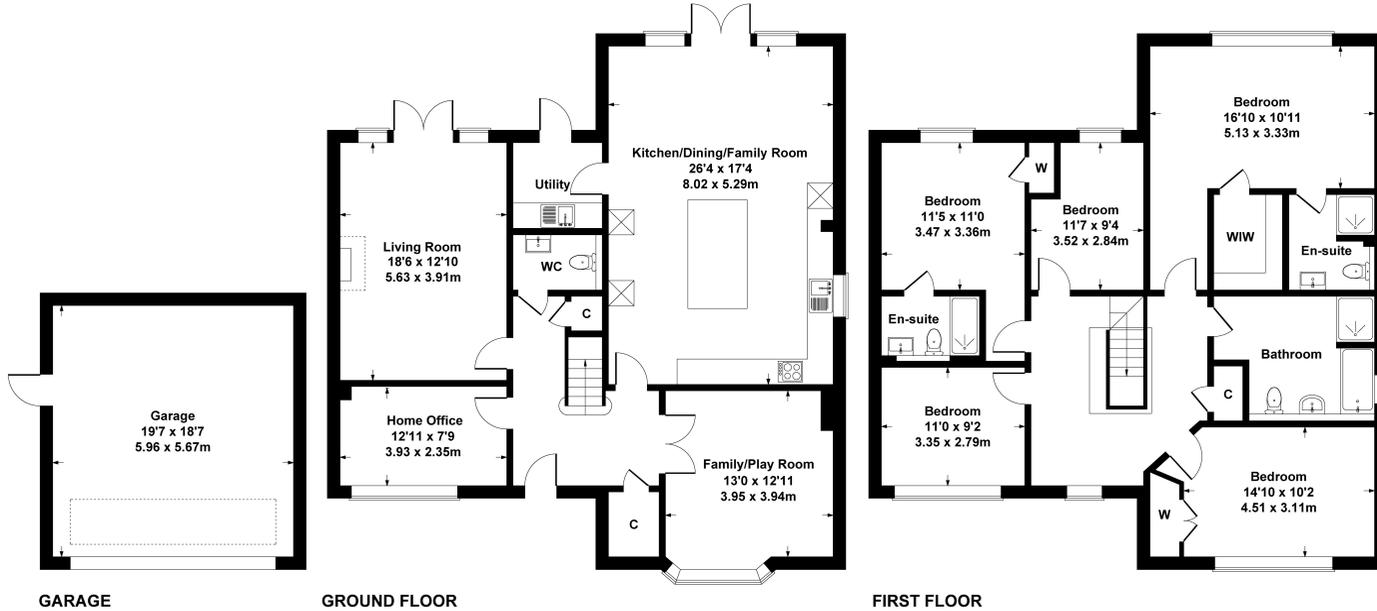


### Situation

A thriving village offering a primary school, post office, village store, and public house. There are secondary schools in the neighbouring villages of Winchcombe and Bishops Cleeve. Alderton is situated close to the Saxon town of Winchcombe with its castle and fine restaurants. The Spa town of Cheltenham is 8 miles to the south, renowned for its cultural and sporting festivals as well as excellent public and state schools, such as Pates Grammar School and The Cheltenham Ladies College.

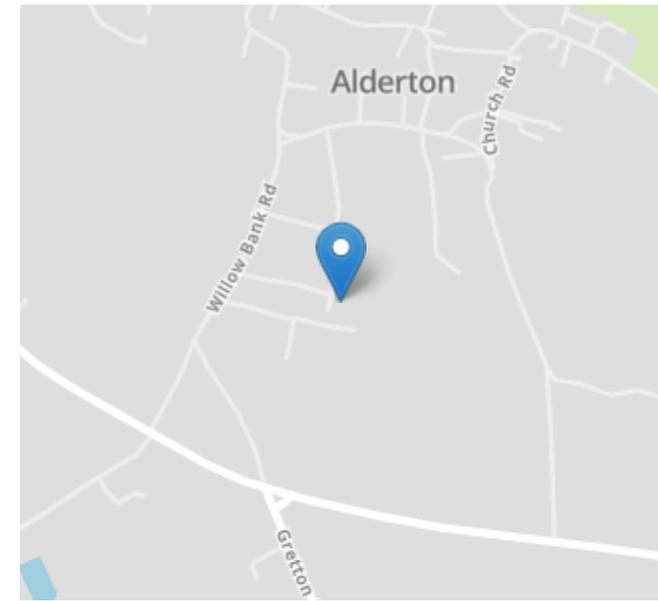
## 12 Fletcher Close, Alderton

Approximate Gross Internal Area  
 House : 2497 sq ft - 232 sq m  
 Garage : 366 sq ft - 34 sq m  
 Total : 2863 sq ft - 266 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>	87	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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