



ALDERTON, GLOUCESTERSHIRE

GL20



WILLOW COTTAGE

2 WILLOWBANK ROAD

A substantial and charming Grade II listed home in the heart of a popular village with good amenities.



Local Authority: Tewkesbury Borough Council

Council Tax band: G

Tenure: Freehold

Guide price: £850,000



GRADE II LISTED HOME

Willow Cottage is a very attractive 17th Century thatched cottage situated in the middle of the village.

The property is a much loved family home and having been in the same ownership since 1996.

There is no onward chain.









ACCOMMODATION

Extending to 2,647 square feet, the cottage is very tall and imposing with excellent internal proportions and uncharacteristically high beamed ceilings throughout.

The cottage briefly comprises a lovely kitchen that revolves around an island and focuses on an Aga, a breakfast room, a large practical utility, a triple aspect dining room and the sitting room. Period features such as exposed beams and fireplaces are prevalent throughout.

Almost every room has a dual aspect and being south facing with large windows and French doors, the accommodation is naturally very light. There are two staircases to the first floor making the versatile arrangement of bedrooms and bathrooms work for a variety of scenarios.

The property sits on the edge of its plot overlooking a pretty south facing garden which is enclosed from the lane and offers a number of secluded seating areas.

There is gated off road parking for 2-3 vehicles to park in tandem on the drive as well as plenty of on street parking on the doorstep.







LOCATION DESCRIPTION

Set under the backdrop of Dumbleton Hill on the edge of the Cotswold Area of Outstanding Beauty, the village of Alderton is a popular village complete with a range of local amenities.

Surrounded by rolling farmland and within a short drive of Winchcombe, Broadway and Cheltenham, the village boasts a Post Office and shop, the Gardeners Arms pub, the church of St Margaret of Antioch and the village hall. Alderton Oakhill Primary now takes children from 4-11 years. There is also the Acorns Pre-School in the Village Hall. Secondary school buses pick up and drop off in the village.

A local farm shop, convenience store and coffee shop can be found at Teddington Hands farm shop which is 3 miles away.

Winchcombe 4 miles, Ms J 9 (N&S) 5 miles, Cheltenham 10 miles, Tewkesbury 10 miles.

What3words - ///prowl.fans.sculpture





SERVICES

All mains services are connected.

The property is historically Grade II listed and the entire thatch was replaced in 2022.







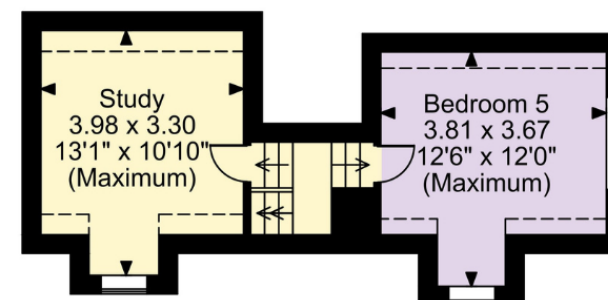
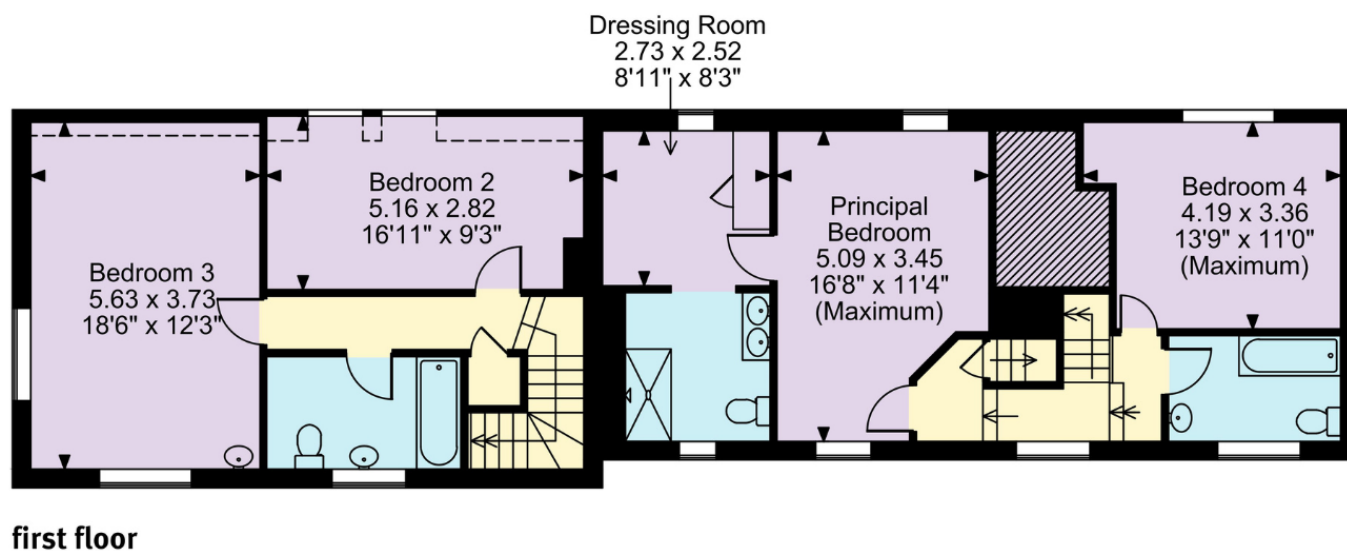
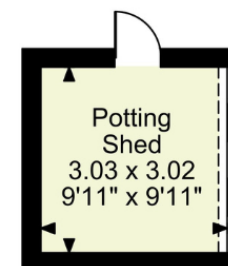
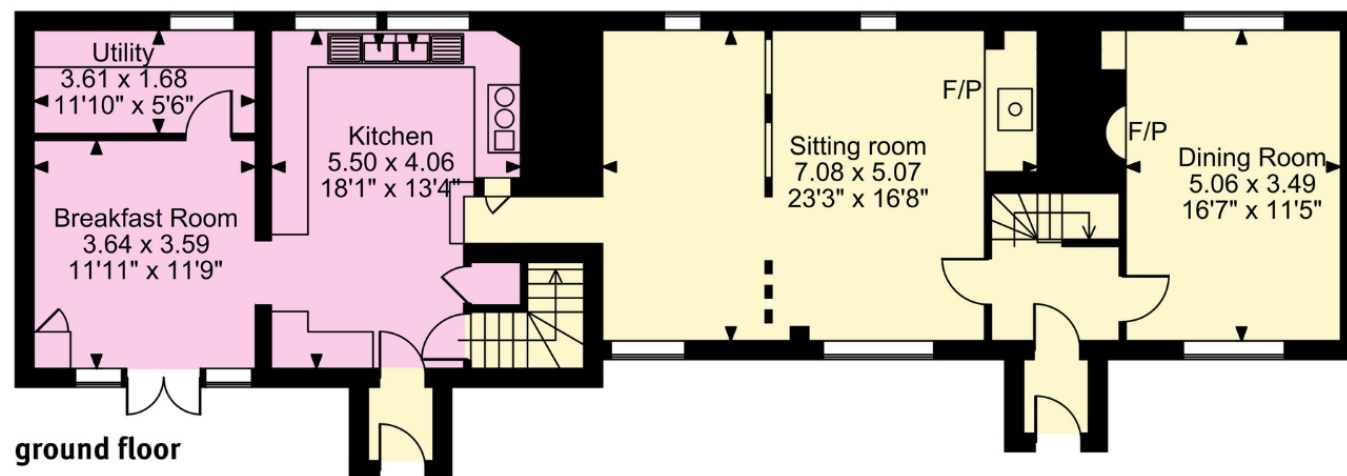
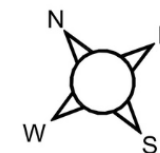
Willow Cottage, Willow Bank Road, Alderton, Tewkesbury

APPROXIMATE GROSS INTERNAL FLOOR AREA

Main House = 246sq.m (2,647sq.ft)

Potting Shed = 9sq.m (94sq.ft)

Total = 255sq.m (2,741sq.ft)



(Including Basement / Loft Room)

Approximate Gross Internal Area = 245.91 sq m / 2,647 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted
to tell you more.

Tom Banwell

+44 1242 246 951

tom.banwell@knightfrank.com

Knight Frank West Gloucestershire

123 Promenade, Cheltenham, GL50 1NW

knightfrank.co.uk

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