

# The Lock-In, 21a Beckford Road

Alderton GL20 8NL

**Perry Bishop**  
and Chambers

the agent who keeps you informed



Versatile two storey family home | Ample off road parking | Large fitted kitchen/dining  
An enclosed southerly facing garden | Walking distance of amenities | EPC C

**£325,000**

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

# The Lock-In, 21a Beckford Road

## Alderton GL20 8NL



This is a spacious four bedroom family home located in the popular village of Alderton close to Cheltenham and Tewkesbury and situated within a short walk of an excellent village school, a public house, post office/village shop a children's play park and a Church.

Offering easy access to the M5 motorway the highly versatile and spacious accommodation is very well presented arranged over two floors and in brief comprises an entrance hallway, 18ft sitting room with sliding doors giving access into the enclosed and private rear garden, there is a rather impressive 28ft fitted kitchen/dining room again with access into the garden, a study, family bathroom and two double bedrooms complete the ground floor accommodation.

On the first floor there are two double bedrooms which lead off the landing area – there is also potential subject to any necessary approval to create an en-suite if desired.

Further benefits of this impressive family home include ample off road parking, an enclosed southerly facing garden and double glazing.

### 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 with numerous public footpaths onto Alderton & Dumbleton hills, provides a quiet contrast.





Just beyond the village there are plenty of dining out options, the Glos Warwickshire railway, Sudeley Castle and numerous nurseries for gardeners delight.

### **Directions**

From Cheltenham head north through Bishops Cleeve on A436 Evesham Road. At Teddington Hands island turn right for 2.5 miles. Turn left opposite the filling station into Willow Bank Road, and continue through the village. Towards the far end of the road you will follow the Gardener's Pub garden round a bend, onto Beckford Road. The property will then be found shortly on the right hand side.

### **Services & Tenure**

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

### **Local Authority**

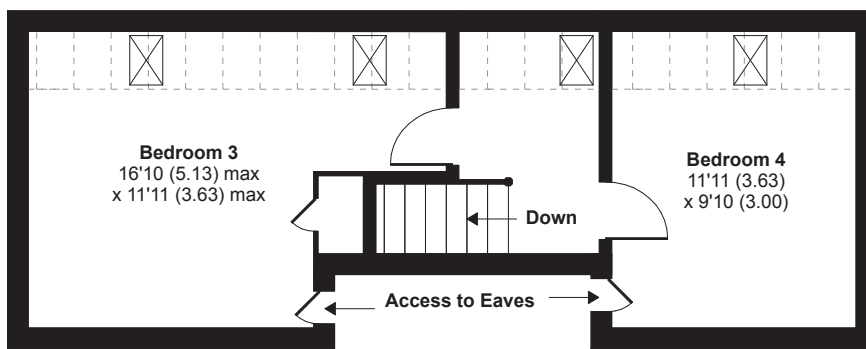
Tewkesbury Borough Council

Ref: 71021040/24184/RM

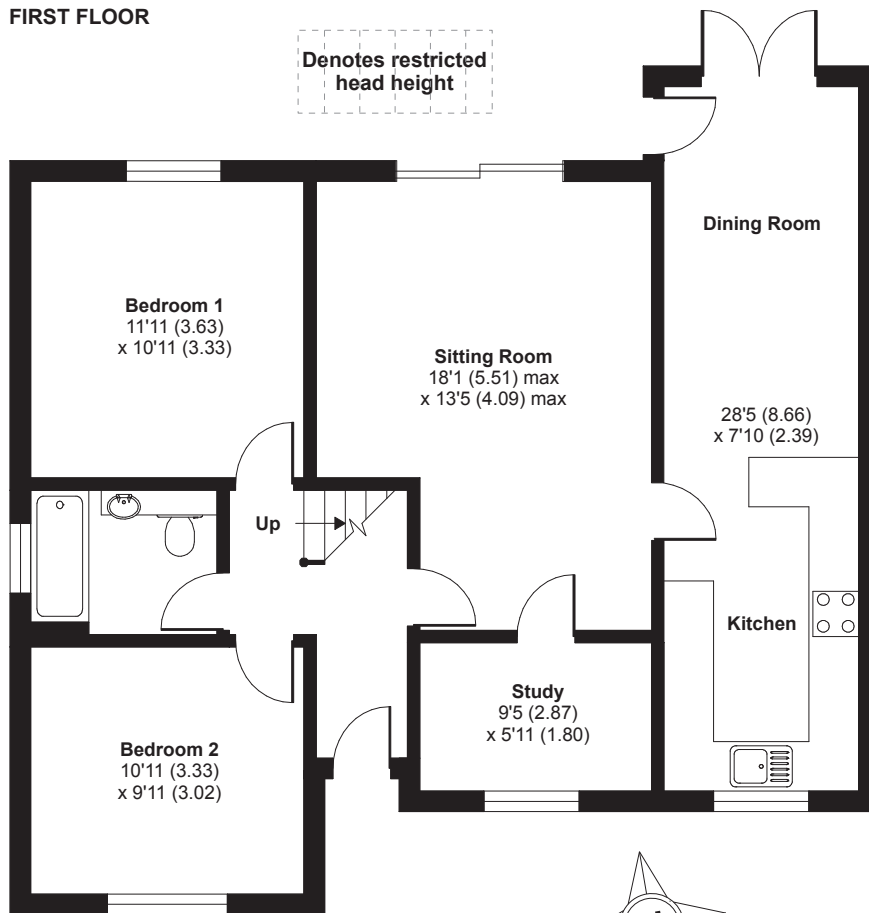


# Beckford Road, Alderton, Tewkesbury, GL20

APPROX. GROSS INTERNAL FLOOR AREA 1177 SQ FT 109.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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