



## FAIRVIEW COTTAGE

23 St Margarets Road | Alderton | Tewkesbury | Gloucestershire | GL20 8NN

HUGHES **HS** SEALEY



# Welcome to...

## FAIRVIEW COTTAGE

Welcome to Fairview Cottage, a wonderful 17th Century, three double bedroom, double fronted cottage located in the heart of this ever popular historic, Gloucestershire village. Beautifully presented by the current owners, who have been wonderful custodians of the home since 2019, the property benefits from two reception rooms, a stunning, refitted kitchen/breakfast room, mature and colourful wrap around garden, driveway parking and a detached garage and it is because of all of the above, that this home comes with such a high recommendation to view.

Located in the charming village of Alderton, the village lies four miles to the north-west of Winchcombe, seven miles from Bishops Cleeve and Tewkesbury and ten miles from Cheltenham. There is a village post office and shop, the Gardeners Arms pub and the church of St Margaret of Antioch. There is also a village school – Oak Hill Primary School. Furthermore, there is a weekly toddler's group, a preschool, allotments and local events held in the village hall.

Lying on the edge of the Cotswold Hills and the Vale of Evesham, the village contains a pleasant mix of both stone and red brick properties as well as earlier wattle and daub thatched houses. Returning to the property, the home is full of charm, character and warmth and delights from the moment one arrives. The front door leads directly into the kitchen/breakfast room and what a room this is.

The kitchen has been refitted and so now includes a wealth of fitted units, a large central island, Belfast sink, under cupboard lighting, exposed, beams, a tiled floor and double aspect windows, one of which is a bay window located to the front elevation. The kitchen also features a large stone fireplace which within sits a gas living flame fire.

Further into the property, there are two reception rooms, these being the living room and dining room. The living room enjoys a wonderful overview across the front garden and village whilst also benefiting from a log burning stove inset to the chimney breast whilst the dining room enjoys views over the rear garden and like the kitchen/breakfast room, also features a stone fireplace which within is a living flame gas fire.

Completing the ground floor is the boot room, utility area and three-piece family shower room.

Upstairs are three lovely sized double rooms, all beautifully presented with two rooms located to the front of the home and one to the side elevation. Completing the upstairs accommodation is the three-piece family bathroom.

















# Explore outside...

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Externally the home offers a very pretty and mature south facing garden which is full of colour and wraps around the property. To the front and side of the home are lawned gardens with well stocked flower beds enclosed by wrought iron fencing whilst to the rear is a large terrace and garden shed. Gated access leads onto the driveway where there is parking for two/three cars whilst the home also benefits from a detached single garage that offers light and power.

### KEY FEATURES

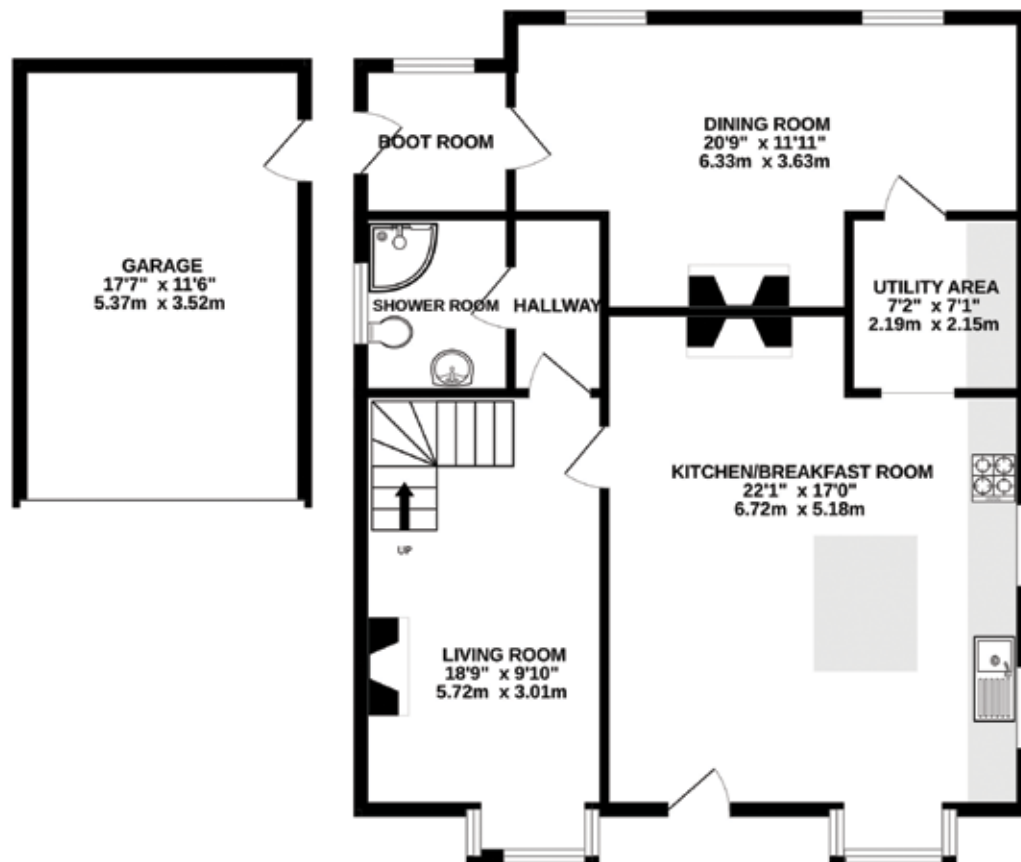
- A wonderful, three double bedroom detached, double fronted cottage
- Located in the heart of the village and so within walking distance of local amenities
- Beautifully presented, the home is ready to move into and enjoy
- Two formal reception rooms, living room with log burning stove
- Stunning kitchen/breakfast room offering wealth of units and gas living flame fire inset to chimney
- Ground floor completed with utility area, rear lobby/boot room and shower room
- Three lovely sized double bedrooms to the first floor plus three-piece family bathroom
- Externally the property enjoys a wonderfully mature, wrap around garden
- Driveway parking for three cars plus detached single garage
- A property that comes with a high recommendation to view

### DIRECTIONS

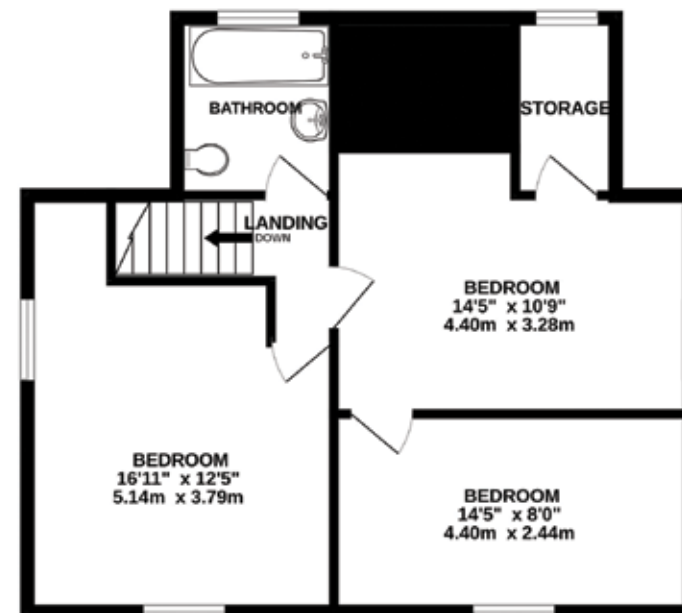
To locate the property, please enter the following postcode into your sat nav system: GL20 8NN. The property can be identified by our For Sale sign.



**GROUND FLOOR**  
1050 sq.ft. (97.6 sq.m.) approx.



**1ST FLOOR**  
545 sq.ft. (50.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1595 sq.ft. (148.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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