



17 ORCHARD ROAD
Alderton | Tewkesbury | Gloucestershire | GL20 8NS

HUGHES **HS** SEALEY

Welcome to... 17 ORCHARD ROAD

Welcome to 17, Orchard Road, a lovely, extended four-bedroom semi-detached family home located within a cul-de-sac in this ever-popular village. The home, which is well presented throughout, is ready to move into and enjoy, and further benefits from driveway parking for multiple vehicles plus an enclosed, mature rear garden.

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 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 enjoys a wealth of accommodation across the two floors, with the ground floor enjoying a central entrance hall, two formal reception rooms with access to the garden being enjoyed from the living room, a modern fitted kitchen and a utility room.

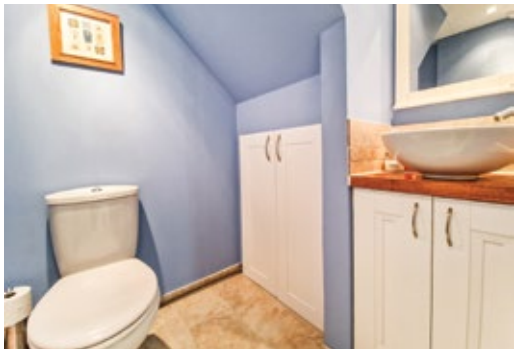
Furthermore, the property has a ground-floor bedroom, complete with an en suite cloakroom.

Upstairs are three good-sized bedrooms, two located at the rear of the home and the final bedroom located at the front, where views over the hills can be enjoyed. Completing the upper level and internal accommodation is the modern, three-piece family bathroom.









Explore outside... 17 ORCHARD ROAD

Externally to the front is a driveway allowing parking for two to three cars, while to the rear is an enclosed garden that enjoys a paved terrace, lawns and a selection of mature shrubs and trees.

KEY FEATURES

- A lovely four-bedroom, extended semi-detached family home
- Located in this highly sought after village that offers primary school, public house and shop
- Very well presented and ready to move into and enjoy
- Driveway parking to the front, enclosed rear garden
- Internally offering entrance hall, living room, dining room, kitchen and utility room

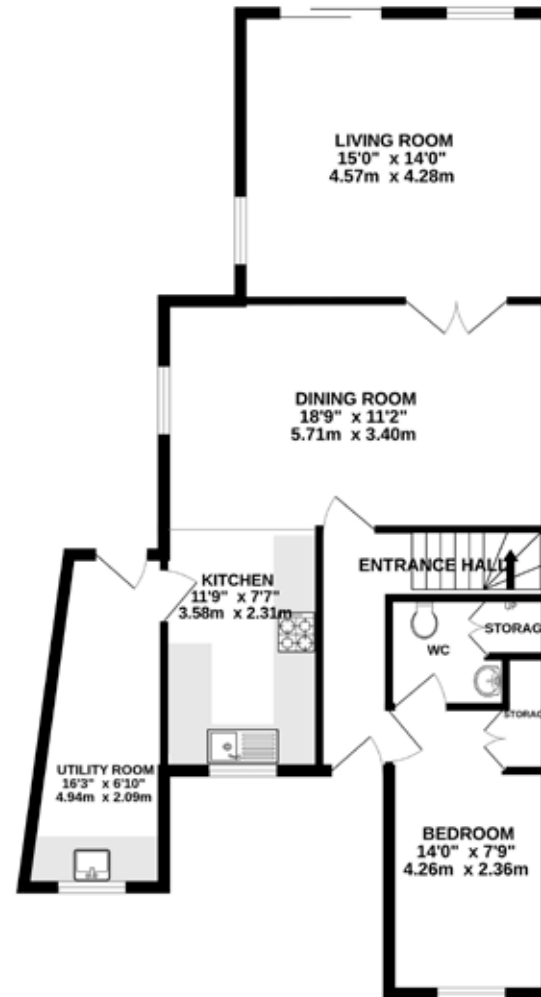
- Further ground floor rooms include Bedroom 4 which has en suite cloakroom
- Three bedrooms to the upstairs, two double bedrooms and one single bedroom
- Upstairs completed by a modern, three-piece family bathroom
- Double glazed throughout, gas fired central heating. Council Tax Band = D
- A property that comes with a high recommendation to view

DIRECTIONS

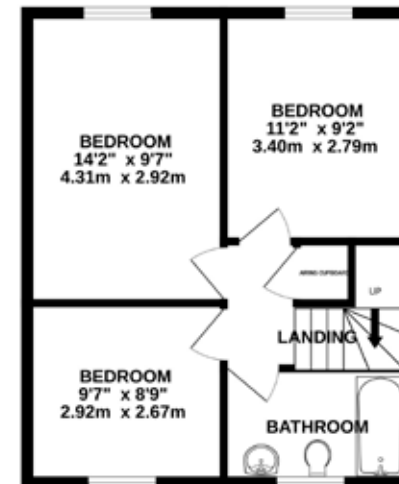
To locate the property, please enter the following postcode: GL20 8NS. Upon entering the road, the property can be located on your left.



GROUND FLOOR
816 sq.ft. (75.8 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 1245 sq.ft. (115.6 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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