



## PIKE HOUSE

50 Willow Bank Road | Alderton | Tewkesbury | Gloucestershire | GL20 8NJ

HUGHES **HS** SEALEY

# Welcome to... PIKE HOUSE

Welcome to Pike House, a wonderful three-bedroom detached cottage located in this highly sought after village. Full of charm and character, the property benefits from two formal reception rooms, a country kitchen/breakfast room, three good sized bedrooms and family bathroom. Furthermore, the property benefits from driveway parking to either side of the home, a detached garage and a mature garden that is believed to be circa 280ft in length which enjoys a high degree of privacy.

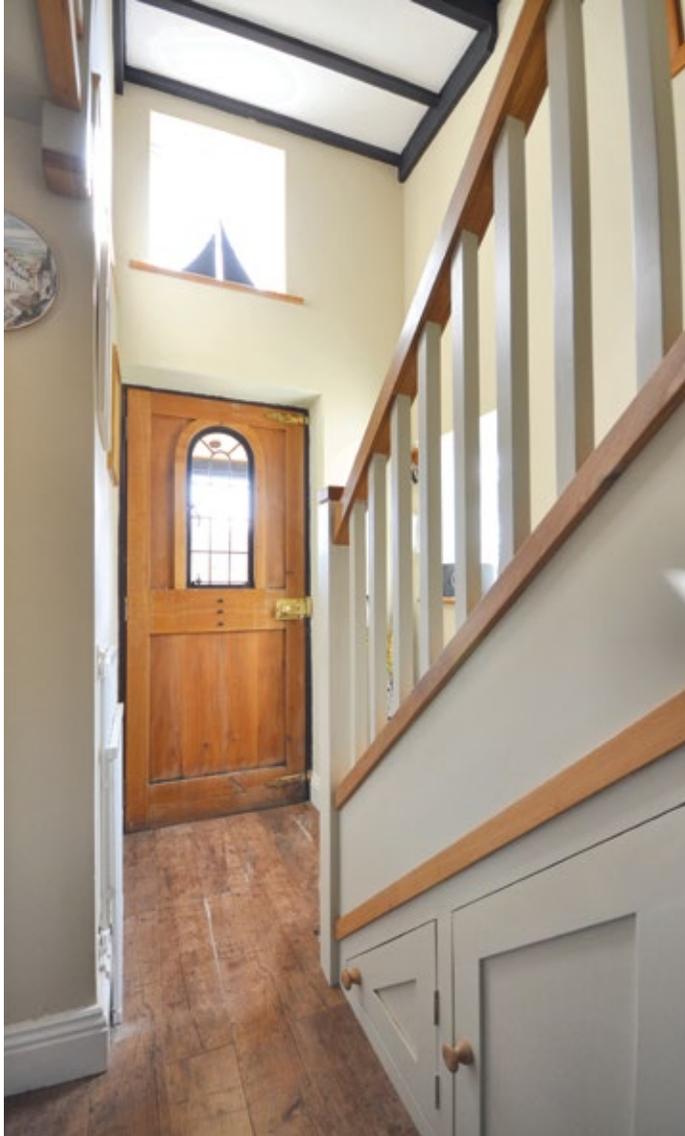
Internally the property enjoys a central entrance hall which provides access to all ground floor rooms. Of the reception rooms, the home enjoys a living room as well as the snug, with both rooms benefitting from either a log burning stove or open fire.

Completing the ground floor is an extended kitchen/dining room which boasts plenty of natural light from the bi folding doors, found to the head of the room and allowing access to the rear garden. The kitchen enjoys a

wealth of units which sit alongside a host of integrated appliances, whilst there is additional space for freestanding appliances. From the kitchen, access is gained to the cloakroom which completes the ground floor accommodation.

To the upstairs is a central landing which leads to the three bedrooms, all of which are a good sized.

Completing the upstairs is the family bathroom.





# Seller Insight...

Our home first appealed to us as it had a lot of history and period features, especially the snug fireplace which dates back to 18th century. We also realised that there was, and still is, plenty of room to extend the property. The garden is long, but easily maintainable and the dogs immediately made themselves at home running up and down. We built them an agility course at the top. Our favourite room is the extension to the kitchen which we added on. We love to sit on the bench seat and read or watch the sunset and enjoy the views. We enjoy working in the garden and going through the gate to the allotments, which is possible if you rent one. Ours is alongside our garden. We have some beautiful countryside on the doorstep too. We just cross the road, head up the hill and take one of the many public footpaths around the fields or up the hill. Such a pleasure. Christmas is a joy – playing games in the front room with traditional decorations and roaring fire. We will miss the friendly villagers who we greet and chat to on our daily walks. Also the local shopkeeper Yari who provides us with our daily needs.

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.*







# Explore outside... PIKE HOUSE

Externally, the property enjoys driveway parking to both sides of the property. Furthermore, the driveway to the left of the home leads to a detached single garage which benefits from light and power. Gated access from both driveways lead to the rear garden which enjoys a paved terrace, summer house and an expansive garden which within sits a wealth of mature trees, plants and shrubs and which offers the owner a high degree of privacy.

## LOCATION

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, being Oak Hill Primary School. Furthermore, there is a weekly toddlers' 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.

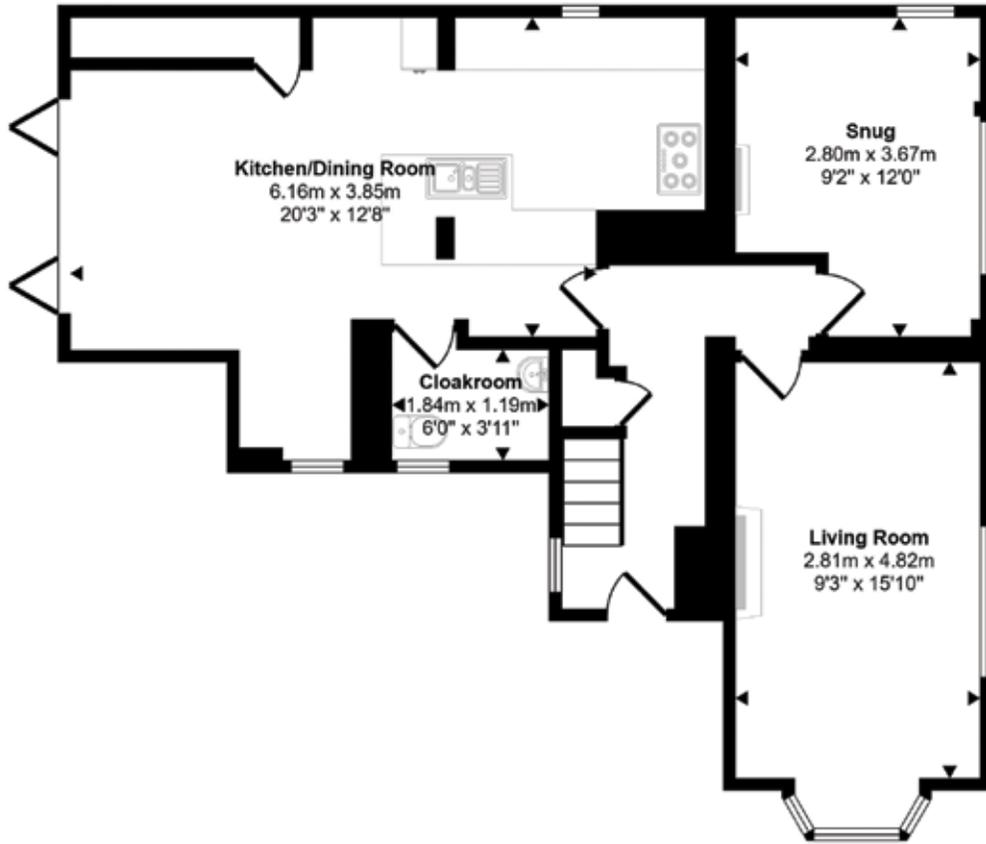
- A lovely three-bedroom detached cottage, located in this ever popular village
- Full of charm and character that one would associate with a property of this age
- The property benefits from driveway parking, to either side of the home and single garage
- Mature rear garden that is circa 280ft in length
- Entrance hall, cloakroom and two formal reception rooms – the living room and snug – both with open fires
- Wonderful kitchen/dining room with bi folding doors to the head of the room, leading to garden
- To the first floor is the landing and three good sized bedrooms
- Completing the upstairs and the internal accommodation is the family bathroom
- A property that comes with a high recommendation to view

## DIRECTIONS

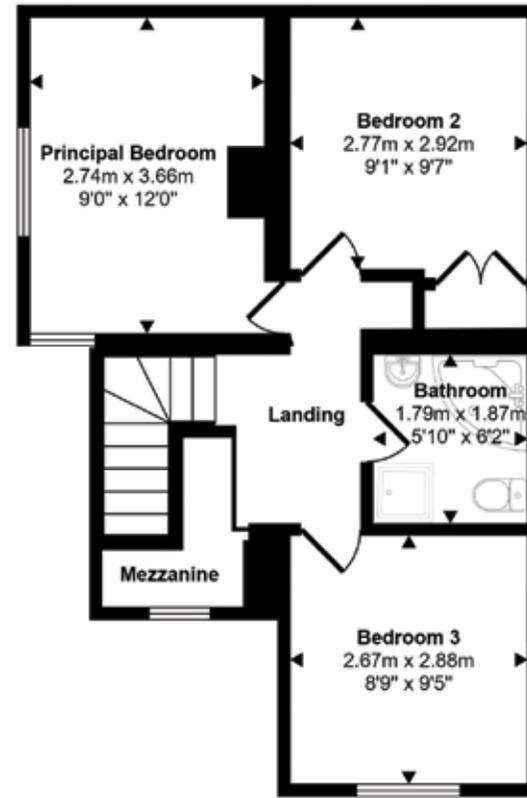
To locate the property, please enter the following postcode into your sat nav system: GL20 8NJ. Upon arrival into the village, the property can be identified by our For Sale sign.



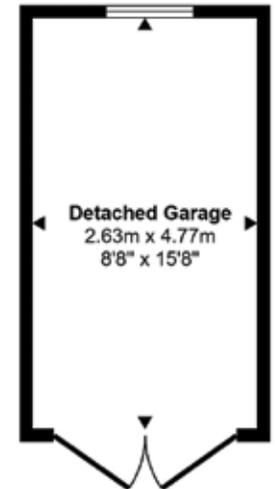
Approx Gross Internal Area  
118 sq m / 1270 sq ft



**Ground Floor**  
Approx 66 sq m / 713 sq ft



**First Floor**  
Approx 39 sq m / 421 sq ft



**Garage**  
Approx 13 sq m / 135 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899 Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.





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