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17 FLETCHER CLOSE

Alderton, Tewkesbury, GL20 8PA

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ALDERTON, TEWKESBURY, GL20 8PA

An excellent detached modern family home with landscaped gardens, parking and a double garage in the heart of this sought after village.

- Reception Hall
- Study
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Master Bedroom with En Suite
- Three further Double Bedrooms
- Bathroom
- Parking
- Double Garage
- Landscaped Gardens

DESCRIPTION

This excellent home is positioned in a quiet and sought after enclave, at the edge of the village of Alderton. Completed in 2017, by Cala Homes, the development has, without any doubt, been one of the most sought after and successful new build estates within the area. Cala themselves are renowned for their outstanding builds, with traditional family space, in addition to ineffable qualities that make a house feel like a home.

The house is immaculately presented and of excellent quality, yet the current and only owners have taken the original structure and significantly upgraded elements of the house and garden. With sustainability in mind, solar panels have been recently added. Inside, the floorplan is traditional and practical offering accommodation that spans two floor and extends to over 1815 sq. ft. A wide and welcoming entrance hall introduces the reception rooms on the ground floor with a study and a formal dining room, both of which overlook the front street scene. Across the rear of the house is a sitting room with a focal fireplace and double doors that open to the terrace and beautiful landscaped gardens. Also sharing a lovely vista of the gardens is the kitchen, which is the heart of the house.



A lovely room that is well appointed with a range of modern fitted units, integrated appliances, and a large breakfast island for seating. There is ample space for sofas or a breakfast table adjacent to double doors that open to the terrace and gardens. An inner hallway leads to a utility room with a door that leads directly to the outside an ideal secondary entrance point. A cloakroom completes the accommodation.

Upstairs, the four bedrooms are all good proportions. The master suite has built in wardrobes and an en suite shower room. Whilst the three remaining bedrooms share a modern family bathroom.

OUTSIDE

The house sits in a lovely plot with parking for several cars and a double garage. To the rear, the gardens are a fundamental to the overall feel of the house. Facing south, they have been beautifully landscaped with well stocked shrub and flower borders. An extensive patio terrace flanks the garden and provides a wonderful outside space to dine al fresco and enjoy the green and colourful grounds.

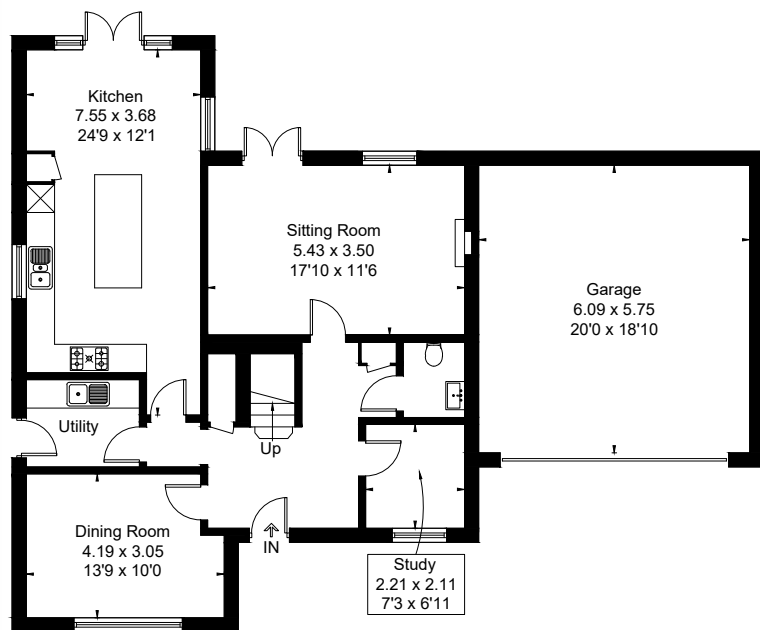
SITUATION

Alderton is a vibrant village positioned in a countryside setting, which makes for some lovely walking and riding landscape. Over recent years it's become a sought after setting, for both families and professionals alike, and with significant growth, it now offers a lovely pub, The Gardeners Arms, a well-stocked village shop and Post Office, Oak Hill C of E School, and Alderton Acorns Preschool in addition to a thriving village hall. It is an attractive location that nestles close to Bishops Cleeve, with its larger centre, the Saxon town of Winchcombe and a little further to Broadway. Whilst semi-rural, it's a comfortable and easy 8-mile drive to Cheltenham, which offers a larger, more cosmopolitan centre with excellent schools, festivals, and shopping.

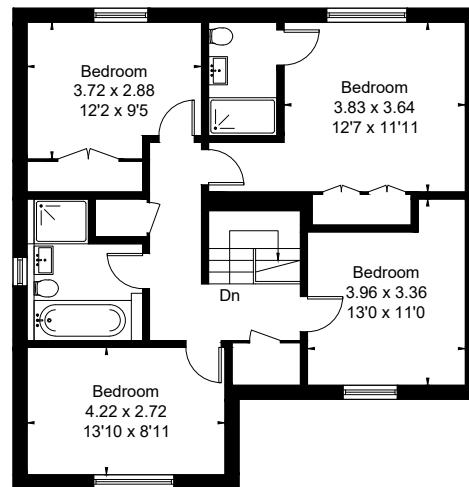


FLOORPLANS

Approximate Floor Area = 168.6 sq m / 1815 sq ft
Garage = 35.1 sq m / 378 sq ft
Total = 203.7 sq m / 2193 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+)	A	103
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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