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**PRICE: £425,000**

**REF: CD23482**

**The Wilderness  
3 Beckford Road  
Alderton  
Tewkesbury  
GL20 8NL**



**A FOUR BEDROOM DETACHED HOUSE IN A VERY  
PRETTY VILLAGE**

SITTING ROOM: DINING ROOM: KITCHEN: STUDY: CLOAKROOM: UTILITY  
ROOM: FOUR DOUBLE BEDROOMS: EN-SUITE TO MASTER: FAMILY  
BATHROOM: DOUBLE-GLAZING: GAS-FIRED CENTRAL HEATING: CARPORT:  
GARDENS FRONT AND REAR

Estate Agents

Surveyors

Valuers

Website: [www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)

**FOUR LOCAL OFFICES**

## **THE WILDERNESS 3 BECKFORD ROAD ALDERTON TEWKESBURY GL20 8NL**

A four-bedroom family home situated in the very pretty village of Alderton. The village which is approximately 15 miles north of Cheltenham and 6 miles east of Tewkesbury benefits from a local store, post office and Oak Hill Primary School. The property has double-glazing and is warmed by gas-fired central heating, the accommodation is arranged as follows: -

Large canopied entrance porch with double-glazed door and double-glazed side panel into: -



**ENTRANCE HALL:** Radiator. Stairs to first floor. Power point. Coving to ceiling. Sunken ceiling spotlights. Two under stairs storage cupboards. Glazed doors to: -



### **SITTING ROOM:**

**19'0 (5.79m) x 12'10 (3.92m).** Through room with double-glazed window to front elevation and double-glazed patio doors to rear garden. Two double-glazed windows to side elevation. Fitted pebble effect gas fire with stone inlay, hearth, surround and mantle over. Power points. Television point. Two double panelled radiators. Coving to ceiling.



**DINING ROOM: 13'2 (4.02m) x 9'11 (3.03m).** Double-glazed window to front elevation. Double panelled radiator. Power points. Coving to ceiling. Glazed door to: -

### **KITCHEN:**

**13'5 (4.1m) x 8'0 (2.44m).** Modern fitted kitchen of wall and base units with roll edge laminated work surfaces over. Stainless steel 1½ bowl single drainer sink unit with mono bloc chrome tap over. Integrated double oven. Stainless steel five ring gas hob with stainless steel and glass extractor hood over. Integrated fridge freezer. Integrated dishwasher. Power points. Part tiled

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**KITCHEN CONT'd:** walls. Double-glazed window to rear and side elevation. Sunken ceiling spotlights. Glazed door to hallway. Glazed door to: -



**UTILITY: 10'9 (3.28m) x 7'7 (2.3m).** Wall and base units with roll edge laminated work surface and circular stainless-steel bowl. Plumbing for automatic washing machine. Space/vent for tumble dryer. Radiator. Glazed wooden door to rear garden. Power points.

**STUDY:** **6'9 (2.06m) x 5'11 (1.81m).** Double-glazed window to rear elevation. Double panelled radiator. Power points. Sunken ceiling spotlights.

**CLOAKROOM:** White suite low level W.C. Wall mounted wash hand basin. Double panelled radiator. Frosted double-glazed window to rear elevation. Sunken ceiling spotlight.

From the entrance hallway stairs lead up to: -



**LANDING:** Access to loft space. Double panelled radiator. Power point. Doors to: -

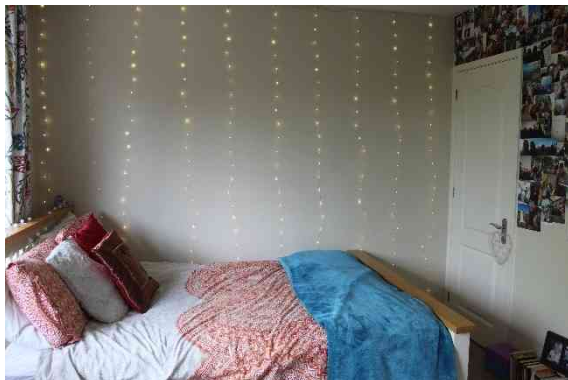
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**BEDROOM 1:** 13'0 (3.96m) x 12'2 (3.71m). Double-glazed window to front elevation. Double panelled radiator. Power points. Cupboard housing pump for toilet in en-suite. Door to: -



**ENSUITE:** Enclosed tiled shower cubicle with thermostatic shower. Low level W.C. Pedestal wash hand basin. Frosted double-glazed window to front elevation. Sunken ceiling spotlights. Extractor fan.

**BEDROOM 2:** 13'3 (4.03m) x 9'11 (3.03m). Double-glazed window to front elevation. Double-panelled radiator. Power points. Built-in wardrobe.



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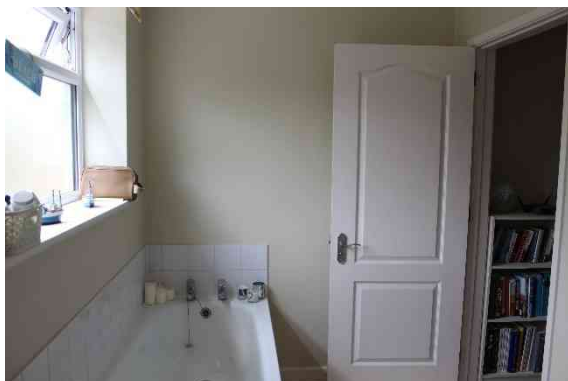
**BEDROOM 3:** 13'0 (3.95m) x 7'11 (2.4m). Double-glazed window to rear elevation. Double panelled radiator. Power points. Built-in cupboard housing 'Vaillant' combination boiler supplying instantaneous hot water and central heating system.



**BEDROOM 4:** 13'0 (3.95m) x 7'9 (2.37m). Double-glazed window to rear elevation. Double panelled radiator. Power points.



**BATHROOM:** White suite of wood panelled bath. Pedestal wash hand basin. Low level W.C. Enclosed tiled shower cubicle with thermostatic shower. Two frosted double-glazed windows to rear elevation. Chrome heated towel rail. Sunken ceiling spotlights. Extractor fan.



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**OUTSIDE:**

**FRONT GARDEN:**

Laid to lawn with shrub borders. Chipped slate border. Brick paved driveway leading to carport. Pathway leading to front door. External light. Gated side access leading to: -

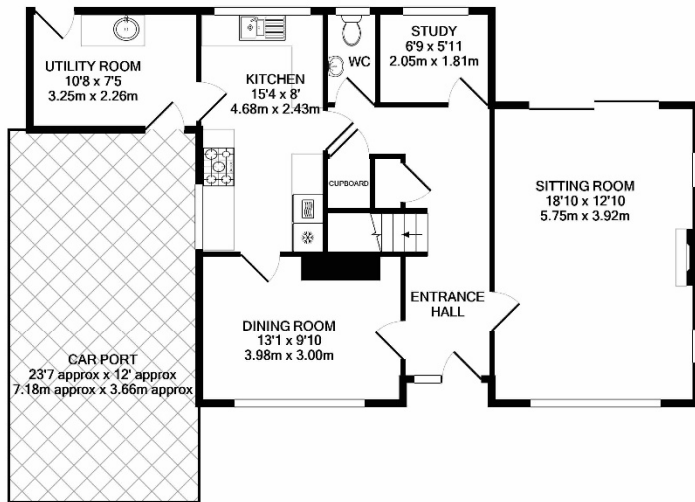


**REAR GARDEN:**

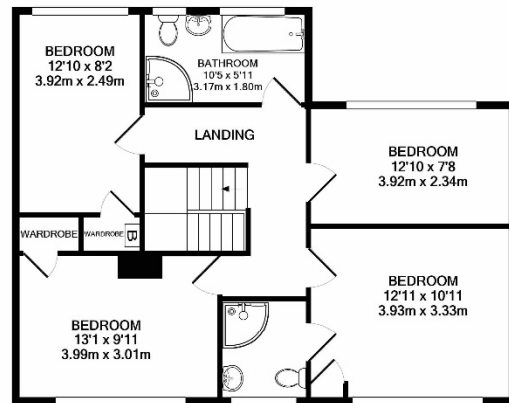
Laid predominantly to lawn. Patio area to the rear of the sitting room. Enclosed by trees, brick walling and panelled fencing. Affording good privacy



# THE WILDERNESS 3 BECKFORD ROAD ALDERTON TEWKESBURY GL20 8NL



GROUND FLOOR  
APPROX. FLOOR  
AREA 768 SQ.FT.  
(71.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 696 SQ.FT.  
(64.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1463 SQ.FT. (135.9 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**ENERGY RATING: E - 51**

**AGENTS NOTE: ALL MEASUREMENTS ARE APPROXIMATE**

**VIEWING: BY APPOINTMENT VIA THE AGENT**