



**tag**  
estate agents



**DRAFT**



**Cambridge House Cambridge Square, Tewkesbury, Gloucestershire  
GL20 8TZ  
£500,000**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	47	69
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	39	59
EU Directive 2002/91/EC		

## Situation

Alderton is a village lying on the edge of the Cotswold Hills, Vale of Evesham and paths leading Dumbleton Hill and Bredon Hill. There is a village post office and shop, the Gardeners Arms pub, St Margaret of Antioch Church, the village hall and local garage. There is also the junior campus of Oak Hill Primary School with the infant campus in nearby Dumbleton.

Nearby Cheltenham is best known for its fine Regency architecture, world renowned private schooling and its diverse range of attractions. It offers an eclectic mix of shops, restaurants and boutiques and plays a host to a growing number of cultural and sporting festivals.

## PROPERTY SUMMARY

Semi Detached Cottage  
 Sitting Room  
 Dining Room  
 Further Reception Room  
 Kitchen/Dining Room  
 Four Bedrooms  
 En Suite & Family Bathroom  
 Gardens  
 Off Road Parking  
 NO ONWARD CHAIN





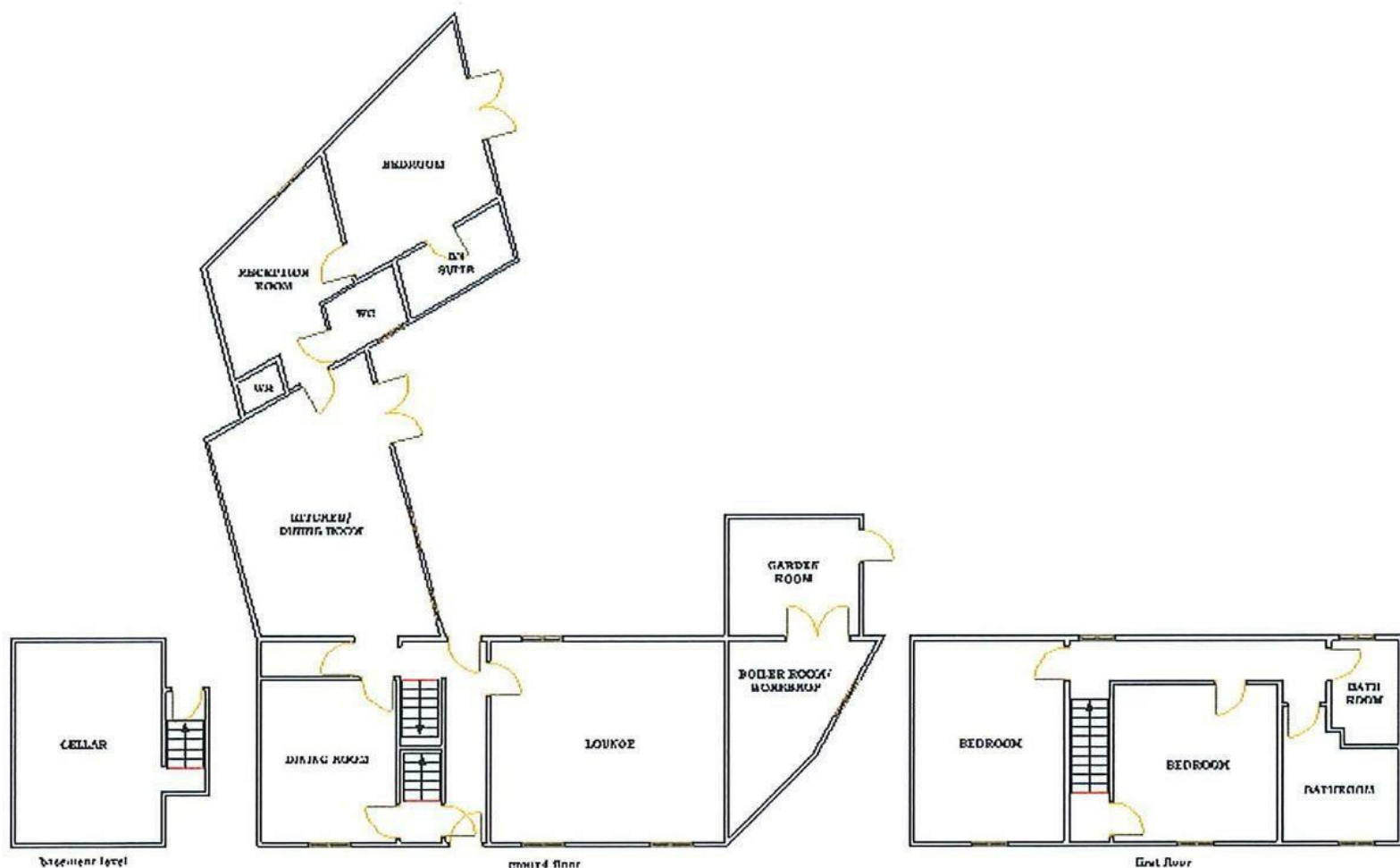
### Description

Cambridge House is located in beautiful village of Alderton and is offered for sale with NO ONWARD CHAIN.

The spacious accommodation comprises entrance hall, sitting room, dining room, kitchen/dining room, further reception room, separate W.C and downstairs bedroom with an en suite shower room. From the hallway there is also access stairs leading to the cellar. The first floor occupies the remainder of the bedrooms and refitted family bathroom.

The property is further complemented by gas central heating, garden room, boiler room, gated off road parking and attractive gardens.

A viewing is highly recommended to appreciate just what this property has to offer.



### Sitting Room

18'9 x 16'4 (5.72m x 4.98m)

### Dining Room

13'0 x 10'11 (3.96m x 3.33m)

### Reception Room

12'0 x 11'8 (3.66m x 3.56m)

### Kitchen/Dining Room

24'5 x 11'9 (7.44m x 3.58m)

### Bedroom One

16'8 x 14'2 (5.08m x 4.32m)

### Bedroom Two

16'9 x 12'2 (5.11m x 3.71m)

### Bedroom Three

13'3 x 12'6 (4.04m x 3.81m)

### Bedroom Four

9'4 x 8'4 (2.84m x 2.54m)

### Garden Room

10'5 x 9'4 (3.18m x 2.84m)

### Boiler Room

16'4 x 12'1 max (4.98m x 3.68m max)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

Email: [info@ancientgrudge.co.uk](mailto:info@ancientgrudge.co.uk)

Agents Note: Room sizes quoted are approximate and should be used for guidance purposes only.  
All appliances, fittings or heating systems have not been tested. Buyers are advised to seek  
verification from their surveyor or legal representative.

P Gregory, C Wilkinson & V Davis trading as tag estate agents