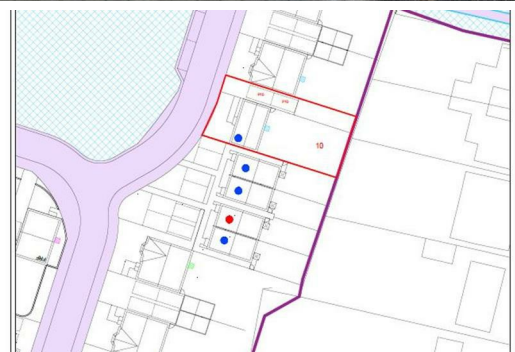




Welcome to 4 Stable Close, a delightful new build detached house located in the charming village of Alderton, Tewkesbury. This property offers an excellent opportunity for shared ownership, making it an ideal choice for first-time buyers or those looking to downsize.

As you enter this modern home, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The property boasts three well-proportioned bedrooms, offering ample space for family living or guest accommodation. The contemporary bathroom is designed with both style and functionality in mind, ensuring comfort for all residents.

Built in 2026, this house benefits from the latest construction standards, providing energy efficiency and modern amenities. The open-plan layout allows for a seamless flow between the living spaces, creating a bright and airy environment throughout.

One of the standout features of this property is the convenient parking available for two vehicles, a rare find in many new builds. The location in Alderton offers a peaceful setting while still being within easy reach of local amenities and transport links, making it a perfect blend of rural charm and modern convenience.

In summary, 4 Stable Close is a fantastic opportunity to acquire a stylish and contemporary home in a desirable location. With its spacious living areas, three bedrooms, and modern facilities, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.

How does Shared Ownership work?

If you bought a home on the open market, you would agree a purchase price through an estate agent. Then you would take out a mortgage to cover the total purchase price of the property minus any deposit you might have available. With Shared Ownership, the price of the property is fixed at the open market value, as assessed by a qualified valuer. You borrow just enough to cover the share you are buying. This is referred to as equity share.

The equity share amount will be an amount that you can afford, as set out under government guidelines. The total monthly cost of the rent, plus your mortgage, will be lower than the monthly cost if you bought the property outright with a mortgage.

For legal reasons, while you are only buying a part-share of the property, you will have a leasehold interest. However, you may buy further shares. This is called 'staircasing', and may eventually progress to outright ownership.

Eligibility Criteria

To be eligible for Shared Ownership you need to:

- be a first-time buyer, an existing shared ownership homeowner, or a former homeowner who can't afford to buy now
- be over 18 years old
- have an annual household income of less than £80,000 (£90,000 in London).

If you wish to buy one of these properties we need to assess your eligibility for shared ownership. For this we need to see:

- Proof of ID
- Proof of address
- Mortgage in principle
- Proof of deposit
- Full details for each buyer

You will also be required to complete an application form and an affordability calculation.

Shared ownership information New AHP

Shared ownership is a part buy part rent property from a registered landlord. You purchase a share with the help of a mortgage based on your affordability.

Open Market Value: £375,000
40% Shared Ownership: £150,000
Rent per month: £515.63
Service Charges per month: £47.21
Buildings insurance per month: £17.22

The more you buy the lower your rent will be. Rent is calculated at 2.75% of the unowned share. These costs will increase each year with inflation.

Ground Floor

Living room

10'0" x 16'3" (3.060 x 4.972)
Large living area with double doors leading to rear garden area.

Kitchen

10'4" x 16'3" (3.150 x 4.972)
Kitchen dining area

Fitted with oven, hob and hood.

Downstairs WC

6'4" x 4'11" (1.95 x 1.5)
downstairs WC leading from hallway

Bedroom 1

10'6" x 9'8" (3.207 x 2.949)
Double bedroom with one double window

Bedroom 2

9'9" x 7'2" (2.985 x 2.2)
Single bedroom with one double window

Bedroom 3

13'4" x 8'9" (4.083 x 2.679)
One double bedroom with access to storage cupboard

Family Bathroom

7'0" x 6'3" (2.15 x 1.93)
White suite with shower over bath.

Two Rivers Housing

TwoCan estate agents are advertising this property on behalf of Two Rivers Housing. Two Rivers Housing are the owners of Twocan

Artists Impressions

All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home and may include optional upgrades and extras which involve additional cost. Individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture are not included in any sale.

Buy Back Lease

In some rural areas properties must be always available for shared ownership. This means if you buy over 80% of the share of the property, the freeholder (or other Housing association) must buy your property back (at market value) if you wish to sell on.

