



JAMES PYLE & CO.

10 Alderton Road, Grittleton, Chippenham, SN14 6AN

Edwardian Semi-Detached Home  
Deceptively Spacious  
3 Double Bedrooms  
2 Reception Rooms with open fires  
Kitchen/Dining Room  
Good Sized Gardens

Approximately 1,508 sq ft



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**Price Guide: £535,000**

‘Situated on the rural edge of the village of Grittleton with lovely views across open countryside, a deceptively spacious Edwardian semi-detached home with gardens, garage and parking’



### The Property

This deceptively spacious Edwardian semi-detached home is situated on the rural edge of the village of Grittleton with lovely rear views across open farmland.

The well presented light and airy accommodation is arranged over two floors and extends in all to 1,508 sq.ft. On the ground floor are two reception rooms both with open fires, whilst an inner hall with cloakroom off leads to a rear fitted kitchen/dining room with sliding doors to the rear garden, off which is a side porch and utility room. The first floor comprises three good sized double bedrooms all with built in storage and a family bathroom with separate shower and bath.

Externally, the property is approached over a gravelled driveway providing ample parking and a tandem length garage provides additional parking and storage. There are gardens laid to front and side of the property with lawn areas and flower borders, whilst the rear garden is of good size predominately laid to lawn with patio, vegetable beds, shrub borders and backs onto countryside.

### Situation

Grittleton is a delightful North Wiltshire village with amenities including The Neeld Arms public house, Church, tennis and cricket clubs whilst the neighbouring village of Yatton Keynell has a post office/store. A more comprehensive range of

facilities are found at the town of Chippenham which is 6 miles away. The cultural cities of Bath and Bristol are about 20 minutes by car whilst for those needing to travel further afield, there are frequent inter-city train services at Chippenham and the M4 (Junction 18) is about 5 minutes' drive away providing access to London, the south and the Midlands.

### Directions

Enter Grittleton from the East along The Street and continue passed the Church to take the right hand turn at the cross roads. Proceed along Alderton Road and locate the property as the second to last on the left hand side. Sat nav postcode SN14 6AN

### Local Authority

Wiltshire Council

### Council Tax Band

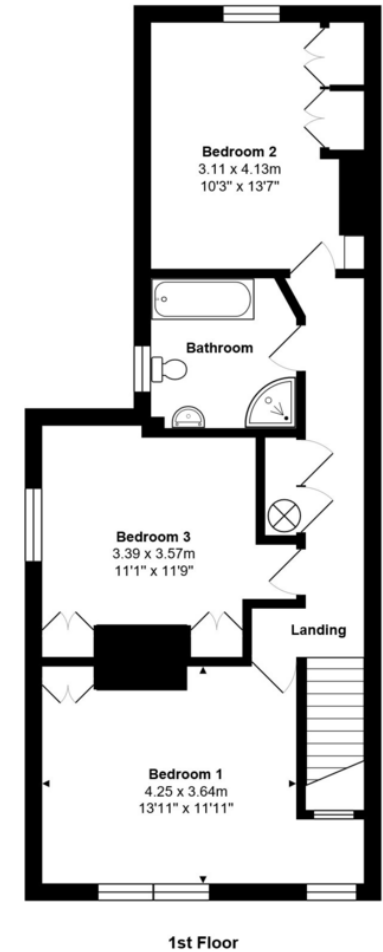
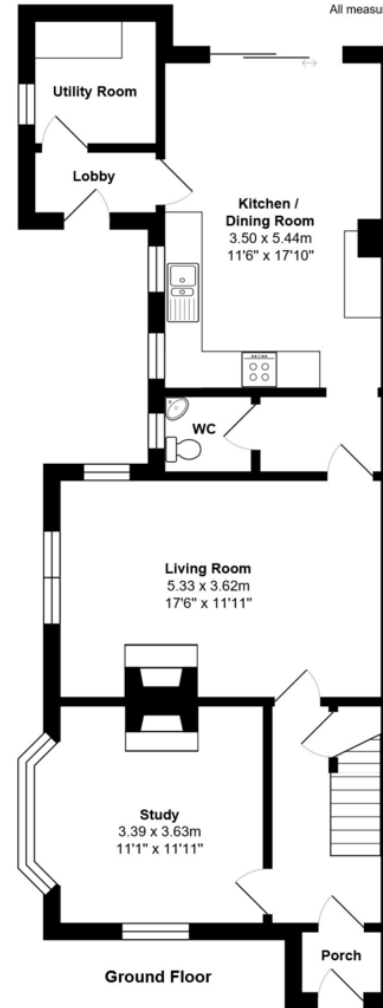
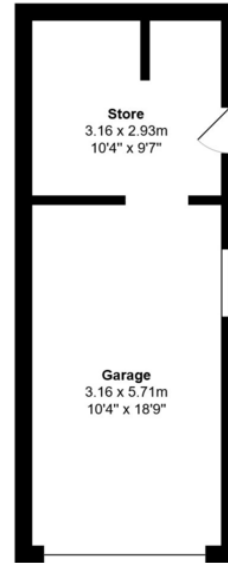
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Total Area: 140.1 m<sup>2</sup> ... 1508 ft<sup>2</sup> (excluding garage, store)

All measurements are approximate and for display purposes only



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		81
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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