

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## Alderton Road, Grittleton

Price Guide £695,000

Charming semi-detached extended cottage ((1379 sq ft) in popular village setting with countryside views

Three double bedrooms, family bathroom, en-suite. Entrance hall, sitting room, snug.

Kitchen/breakfast room, cloakroom/utility, home office/studio.

Ample driveway parking and good size rear garden.

CHAIN FREE





# Alderton Road, Grittleton

## The Property

This beautifully presented extended semi-detached cottage, with countryside views, blends period charm with contemporary style, set in a sought-after village location. The accommodation includes a master bedroom with ensuite, two further double bedrooms and a stylish family bathroom. A bright kitchen/breakfast room leads to the welcoming sitting room featuring bi-fold doors that open onto a recently landscaped fully enclosed garden, perfect for indoor-outdoor living. There is also a cosy snug with woodburner, along with a practical utility/cloakroom. Packed with character features yet thoughtfully modernised throughout, this home offers the best of both worlds. Additional benefits include gravelled driveway parking for several vehicles and a versatile home office/studio in the garden – ideal for remote working or creative pursuits.

## General

Mains water, electricity and drainage are connected. An oil fired boiler provides central heating and hot water. Wiltshire Council Tax Band D - £2,277.21 payable for 2025/26. EPC rating: band D - 58.

## Grittleton

Grittleton is a highly sought after picturesque village located on the edge of the Cotswolds. The village has a charming pub, The Neeld Arms, as well as a church, cricket club and Grittleton House, a wedding and events venue. The village lies on the edge of the Badminton Estate, famous for the internationally renowned horse trials and the Duke of Beaufort's Hunt. Further amenities are available in neighbouring villages and the larger market towns of Chippenham and Malmesbury. The village is well placed for easy access to Junctions 17 and 18 of the M4. Chippenham railway station has fast trains to Paddington (65 -70 mins) and the nearest airport is at Bristol.

## Directions to SN14 6AN

From Malmesbury head south towards Chippenham on the A429. Turn off right signposted Hullavington, adjacent to the M4 Karting hangar, and proceed through Hullavington until reaching Grittleton. At the crossroads after the Neeld Arms, turn right and the property can be found a short distance along on the right.

Approx. Gross Internal House Area \*

128.11 M<sup>2</sup> - 1379 Ft<sup>2</sup>

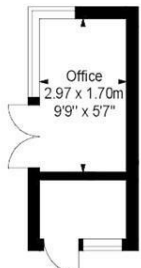
(Excluding Out Building)

Approx. Out Building Area \*

7.15 M<sup>2</sup> - 77 Ft<sup>2</sup>

Total Approx Gross Area\*

135.26 M<sup>2</sup> - 1456 Ft<sup>2</sup>



Ground Floor



Ground Floor

First Floor

Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice