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Mistletoe Cottage, The Street, Alderton, Wiltshire, SN14 6NL

A characterful cottage in a peaceful Cotswold village.

Mistletoe Cottage is a charming, double-fronted home that offers versatile living accommodation with four bedrooms and a walled rear garden in the picturesque Cotswold village of Alderton.

Situated on the Wiltshire-Gloucestershire border, the semi-detached cottage was originally built in the 19th Century as a worker's cottage for the nearby Badminton Estate, and has been thoughtfully modernised and extended in recent years. The house extends to approximately 1608sq.ft, spread across two floors, with two reception rooms and an open-plan kitchen.

A canopy porch over the front door enters into the hallway, which leads along slate flagstones to views over the garden. To the left side of hallway sits the original cottage with its traditional stone fireplace and wood burner, below an exposed beamed ceiling. There is a cosy reading nook surrounded by fitted bookshelves. To one side of the fireplace is a valuable storage area, which was the original front-door lobby.

Across the hall is the second reception room that also enjoys a stone fireplace and wood burner, exposed floorboards and beams. This dual aspect room, with a mullion window at the front and French doors into the garden at the rear, is especially well lit. Depending on personal choice, both of these rooms would work superbly as the principal sitting room, while the other could provide a formal dining room or a delightful children's playroom (as currently designated).

The end of the hallway naturally flows around a corner into the bright kitchen/breakfast room that has views across the whole garden. There are several exposed Cotswold stone walls throughout this space, plus a vaulted ceiling with skylight windows. The kitchen itself comprises shaker style fitted units with a granite peninsular worktop, a Belfast sink, range cooker and integrated dishwasher. The dining area provides a great space for entertaining or simply a hub of the family home.

Completing the ground floor is a utility room with further fitted cupboards, space for a fridge freezer and tumble dryer, and plumbing for a washing machine, plus an adjacent W.C and hand wash basin.

The hallway stairs rise to the first-floor landing with a window looking across the garden and an original fireplace to one end. There are four bedrooms – two doubles and two singles – as well as a family bathroom, with both a bath and shower.





The master bedroom looks over the quiet village street to the front of the cottage and has spacious fitted wardrobes. Each of the bedrooms has its own distinctive features, whether sloped ceilings or original exposed beams.

The outside space is as charming as the cottage itself. To the front, a Cotswold drystone wall borders the street with flagstone steps rising to the porch. Maturing trees create a good level of privacy from the front, and there is a small flower bed beneath the front windows, climbing roses and a shingle path that leads round the cottage to the garden.



This west-facing garden is bordered by stone walling, and grows a collection of plum, pear and apple trees, berry bushes, a lilac, wisteria and ballerina roses, as well as other flowering shrubs. The majority of the garden is laid to a level lawn with a patio that's perfect for outdoor dining. There is a stone potting shed situated along one side of the garden, which offers fantastic storage space. With the right imagination, the shed could be developed into something more substantial if a new owner desired. There is access through a wooden gate to the side of the house, where a small log shed sits alongside the oil tank and accompanying central heating boiler.

The property is connected to mains electricity, water & drainage. The central heating is fired by oil. Council tax band E (Cotswold District Council). The property is freehold.



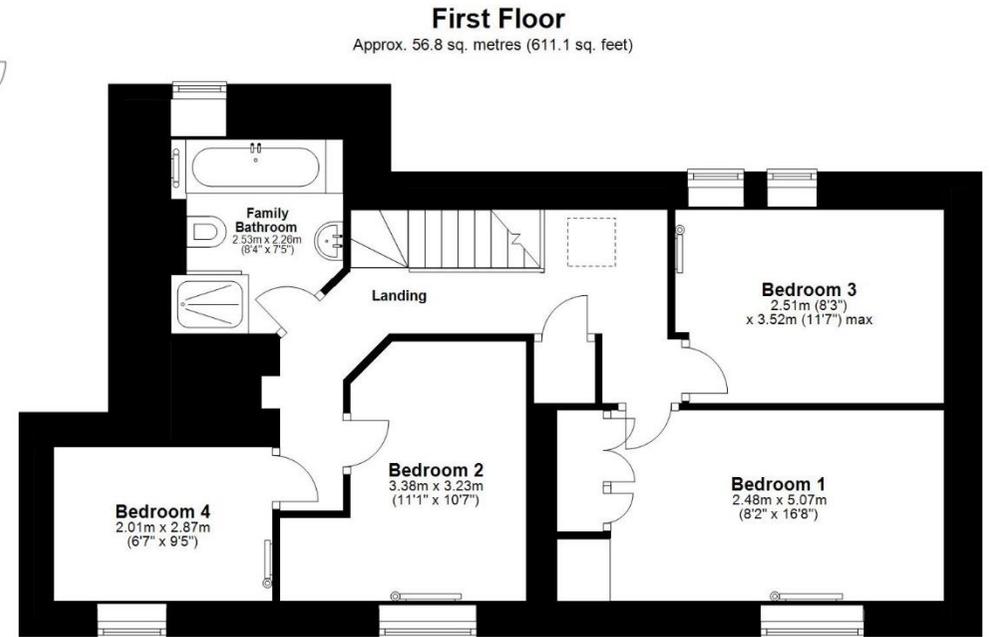
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Alderton is a rural village in North Wiltshire, occupying a unique location within the Cotswolds Area of Outstanding Natural Beauty, with a pretty duck pond and historic church. Within striking distance of the villages of Luckington and Sherston, the owner of Mistletoe Cottage will have easy access to popular primary schools, pubs, playgrounds and community activities, as well as bus routes to excellent secondary schools, in nearby Malmesbury, as well as Bath.

Alderton is convenient for Bristol, Bath, Swindon and the M4 motorway which can be accessed at junctions 17 and 18, both within 10 to 15 minutes' drive. Direct trains operate regularly from Chippenham to London Paddington, Reading, Bath and Bristol, while nearby Kemble and Yate connect to Birmingham.



**Guide Price £765,000**



**Total area: Approx. 149.5 sq. metres (1608.7 sq. feet)**  
Plus outbuildings, approx. 9.3 sq. metres (99.6 sq. feet)



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