

10 Alderton Road, Grittleton, Chippenham, Wiltshire, SN14 6AN

Semi-detached Edwardian house
Well-proportioned with high ceilings
Open outlook over fields
2 reception rooms
Kitchen/dining room
3 double bedrooms
Landscaped gardens

Ample private parking and tandem garage
Pretty village location with pub within walking distance



01666 840 886
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £675,000

Approximately 1,591 sq.ft excluding garage

‘Overlooking open countryside, a pretty semi-detached Edwardian house with deceptively spacious, high-ceilinged accommodation’

The Property

10 Alderton Road is a pretty semi-detached Edwardian house occupying a lovely position in the quaint village of Grittleton overlooking open fields at the rear. Constructed in 1910, the property is deceptively spacious benefitting from well-proportioned room sizes accentuated by high ceilings and large windows.

Arranged over two floors, the accommodation extends in all to 1,591 sq.ft. On the ground floor are two reception rooms both with open fires and dual aspect. An inner hall has a cloakroom off and leads to the rear kitchen/dining room with fitted units. Sliding doors open to the newly added conservatory which overlooks the garden and is a usable space for all year around benefitting from underfloor heating for the winter months and a fan above for the summer months. Adjoining the kitchen

there is a side porch and a separate 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 through a five-bar gate providing ample parking. A tandem length garage provides additional parking and storage. There are gardens laid to the front and side of the property with lawn areas and flower borders. The rear garden is of good-size landscaped with a Dijon limestone patio terrace taking full advantage of the open outlook.

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 local towns of Malmesbury and Chippenham. The cultural cities of Bath and Bristol are about 25 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.

Additional Information

We understand the property is Freehold with oil fired central heating through a brand new boiler, mains drainage, water and electricity. Ultrafast broadband is available and mobile phone coverage is good with some limitations. Please check the Ofcom mobile and broadband checker website for more information. The property is located within the Cotswold Area of

Outstanding Natural Beauty and a Conservation Area. Wiltshire Council Tax Band E.

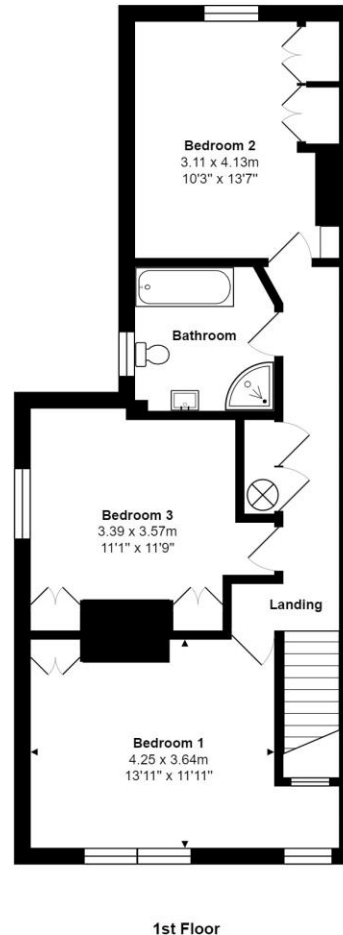
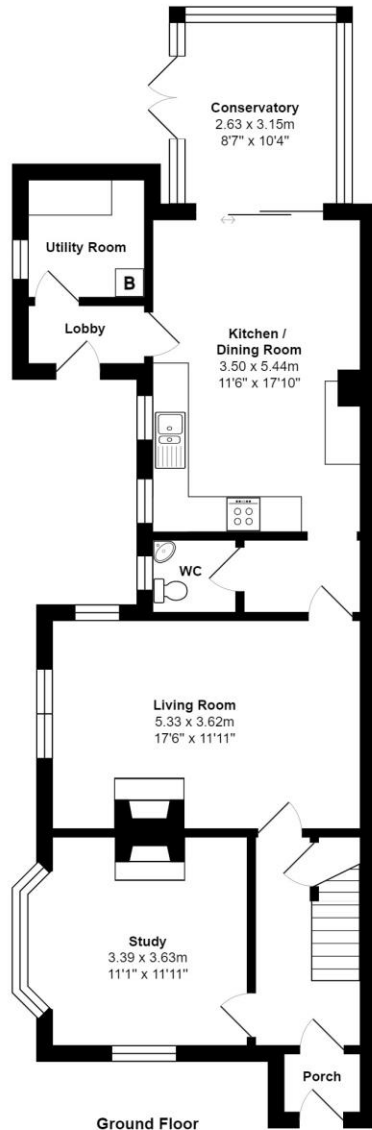
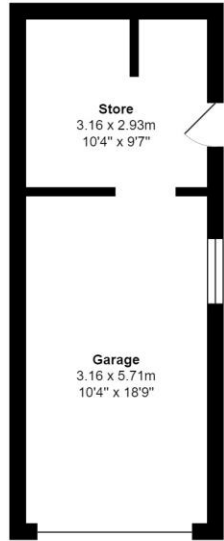
Directions

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.

Postcode SN14 6AN.

What3words: ///musical.easily.reseller





Total Area: 147.8 m² ... 1591 ft² (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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577