

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

Semi-detached double-fronted Cotswold stone cottage
Peaceful rural village setting
Superb living space
2 reception rooms
Open plan kitchen/dining room
4 bedrooms
Character features
Private rear garden



01666 840 886
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £665,000

Approximately 1,568 sq.ft excluding outbuilding

‘Situated in the rural village of Alderton, this attractive double gable fronted semi-detached Cotswold stone cottage offers excellent living space’



The Property

Mistletoe Cottage is a very pretty, double gable fronted semi-detached cottage situated in the peaceful and picturesque village of Alderton, rurally set amongst beautiful Wiltshire countryside. The cottage has a great deal of character and offers excellent accommodation having been largely extended, and in particular has superb ground floor living space which flows from room to room.

The ground floor configuration includes two spacious reception rooms. The sitting room has an exposed stone fireplace and a study area, whilst the family room is dual aspect with patio doors leading out to the garden. A glazed hallway also connects to the garden and the open-plan kitchen/dining room which is an excellent room filled with light from a high vaulted ceiling with Velux windows. The kitchen is fitted with a peninsula unit. At the rear, there is a utility room and adjoining WC.

On the first floor, there are four bedrooms comprising two doubles and two singles. The bathroom boasts both a walk-in shower and bath.

The cottage is set behind Cotswold stone walling and screened by well-established shrubs and trees. The westerly rear garden is laid mostly to lawn with a patio terrace and colourful borders of mixed perennials including a wisteria. There is plenty of on-street parking easily available in front of the cottage. Within the garden is a stone-built store complete with power connection.

Situation

The quiet rurally located village of Alderton is set within beautiful North Wiltshire countryside featuring its own church and pretty duck pond. The village has a great sense of community with local clubs available such as an art class in the village hall plus dance and fitness classes. The neighbouring village

of Luckington is only 1 mile away, where there is a useful well-stocked village shop, as well as a primary school and pub. There is a school taxi service to the village for Luckington Primary School as well as bus routes to various secondary schools available from the village, including Malmesbury Secondary School, Kingswood and Royal High in Bath. Further shops, schools and amenities can be found at the large village of Sherston which is an easy 5-minute drive away. Close by are the market towns of Malmesbury and Tetbury, which both offer a wide range of shops including Waitrose and Tesco supermarkets, bus services, excellent schools and leisure facilities. Junctions 17 & 18 of the M4 are both within 15 minutes' drive providing easy commuter access to Bath, Bristol and Swindon, whilst rail services to London Paddington are available from Chippenham.

Additional Information

The freehold property (including a flying

freehold) has oil-fired heating with an external boiler, mains drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty and a Conservation Area. Superfast broadband is available and there is mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. Wiltshire Council Tax Band E.

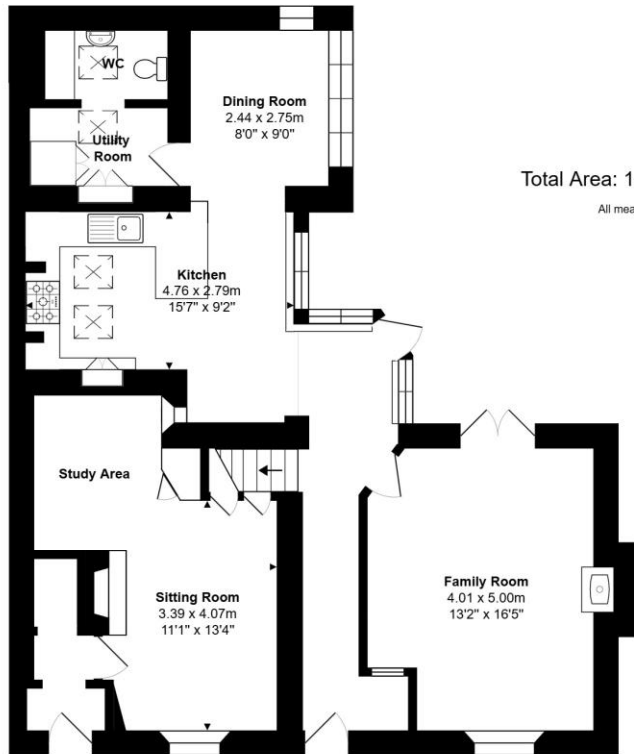
Directions

From Sherston, head west into Luckington and proceed through the village. After leaving Luckington, take the next left hand turn to Alderton. Follow the lane to the village and take the left-hand turn by the duck pond. Locate the property down the street on the left-hand side.

Postcode SN14 6NL

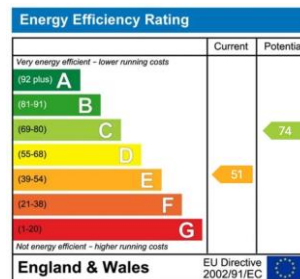
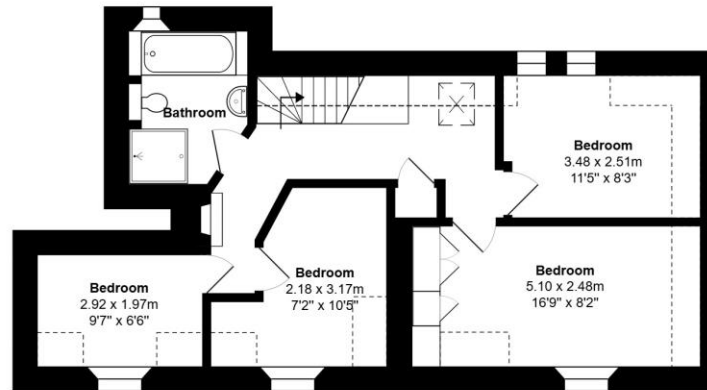
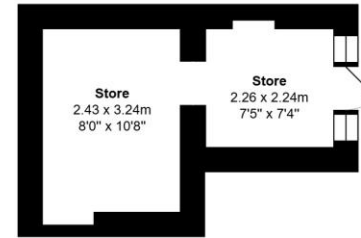
What3words: ///window.gratitude.tractor





Total Area: 145.7 m² ... 1568 ft² (excluding outbuilding)

All measurements are approximate and for display purposes only



James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

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