



Byways, The Street, Alderton, Chippenham, Wiltshire, SN14 6NL

Cotswold stone period house
Lovely position in this peaceful village
4 bedrooms
2 reception rooms
Generous mature garden
Potential to update
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £495,000

Approximately 1,334 sq.ft

‘This attractive period house has a generous garden and occupies a lovely position by the village duckpond in the peaceful Cotswold village of Alderton’



The Property

Byways is a mid-terraced period house situated within the quiet and sought-after Cotswold village of Alderton which is rurally located about 1 mile from Luckington. Built in 1871 of natural stone, the property has a lovely position close to the charming village duckpond and is available to the market in over 60 years offering the next owners great scope to put their stamp on it.

The accommodation has been extended at the rear and is arranged over two floors extending to around 1,334 sq.ft. The ground floor offers two reception rooms either side of an entrance hall with feature fireplaces. The living room of which has double patio doors connecting to the garden. The kitchen/breakfast room leads to a utility room at the side with a downstairs WC. The first floor comprises two double bedrooms, two single bedrooms, and a shower room.

Outside there is a front garden whilst the main garden lies to the rear and is of a great size reaching some 120ft, laid mainly to lawn with productive fruit trees. The garden benefits from a pedestrian access via the neighbouring property. Parking is easily available on the quiet street outside.

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 property is Freehold with LPG-fired heating, 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 D.

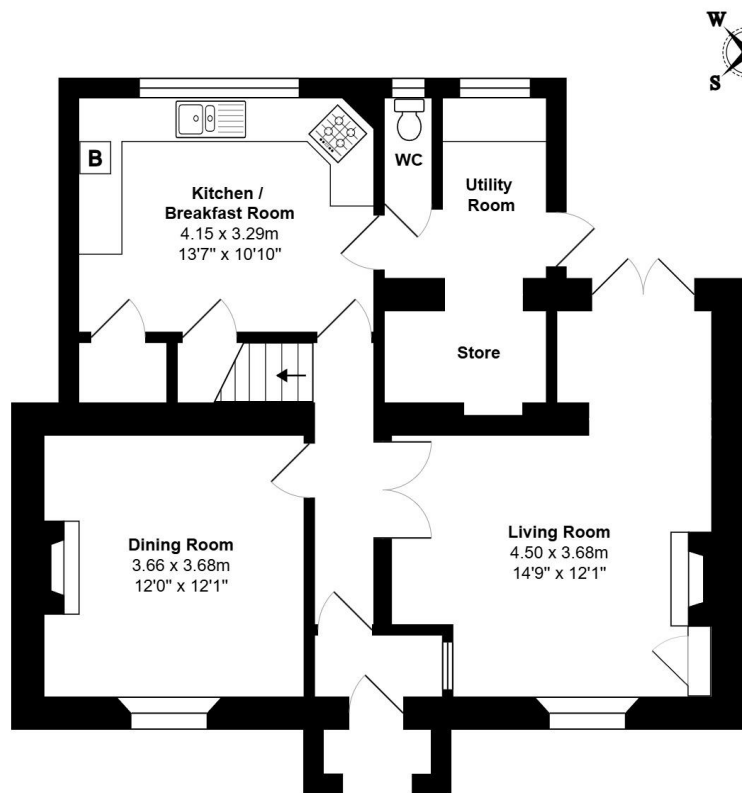
Directions

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 shortly afterwards on the left-hand side.

Postcode SN14 6NL

What3words: ///finishers.nutrients.driven

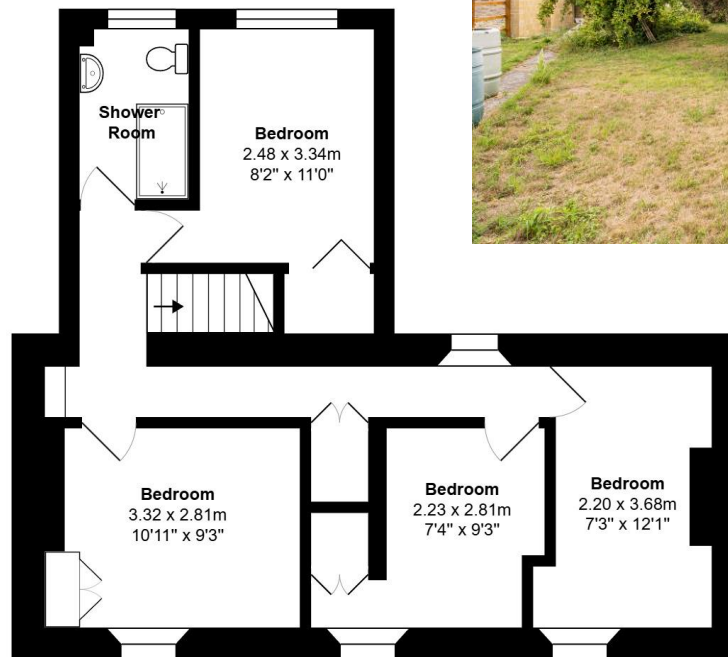




Ground Floor

Total Area: 123.9 m² ... 1334 ft²

All measurements are approximate and for display purposes only



First Floor



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		52
(21-38) F	23	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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