

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



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £625,000

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 plus dance and fitness classes in the village hall. 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.

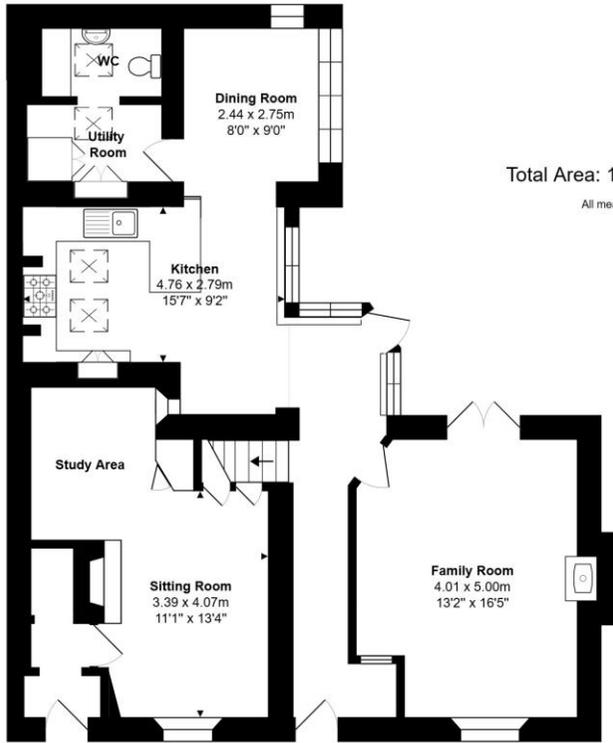
Directions

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



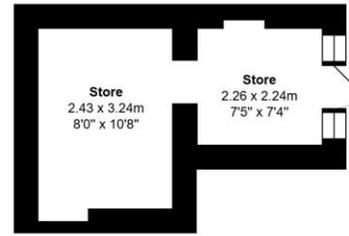


Ground Floor

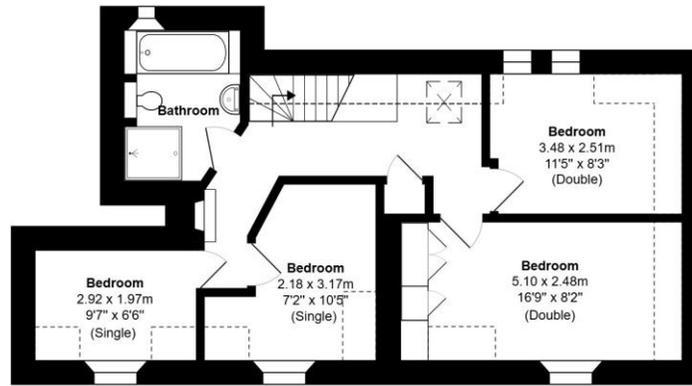


Total Area: 145.7 m² ... 1568 ft² (excluding outbuilding)

All measurements are approximate and for display purposes only



Outbuilding



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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