



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

Detached Cotswold Stone Period House
 Large Mature Garden
 Beautiful, Light & Airy Interior
 Extended & Renovated Accommodation
 4 Double Bedrooms, 2 Bathrooms
 Spacious Kitchen/Family Room
 3 Receptions
 Stabling/Outbuildings
 Private Off-Road Parking
 Peaceful Village Location

Approximately 0.25 acres
 Approximately 2,193 sq ft



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Price Guide: £1,325,000

‘In the heart of the peaceful, rural village of Alderton, this attractive Cotswold stone detached period house features a beautiful and vibrant garden of 0.25 acres complete with stabling/outbuildings’

The Property

Cairn Cottage is a most attractive Cotswold stone period village house which boasts a large vibrant garden of 0.25 acres complete with stabling and outbuildings. The property is set within the heart of the unspoilt rural village of Alderton and backs onto pretty woodlands owned by the Beaufort Estate. Internally, Cairn Cottage has been beautifully renovated and extended to create a light and spacious family house with the well-proportioned accommodation extending in all to just under 2,200 sq.ft.

A magnificent entrance hall with stylish oak staircase and cloakroom off leads to the large kitchen/family room which is at the heart of the home featuring French limestone flooring. The kitchen is well equipped with ample built-in storage and an oil-fired Aga, whilst the triple aspect dining area has two pairs of French doors spilling into the garden and a high vaulted ceiling amplifying the natural light, plus there is the modern benefit of underfloor heating beneath. There are three

characterful reception rooms featuring exposed stone walling, timber beams and fireplaces, whilst the two principal receptions both have wood burning stoves inset. A utility room is located at the side with rear access, ideal for the country lifestyle with muddy boots and dogs. On the first floor, a spacious high-ceilinged landing serves four double bedrooms and a family bathroom. All of the bedrooms have fitted wardrobes whilst the principal bedroom benefits from an en-suite bathroom and lovely views over the garden.

The sunny large garden is a particular feature having been well-tended to and beautifully landscaped with various seating areas, lawns, well-stocked flower borders and an orchard adjacent to a vegetable garden. At the far end of the garden, there is a timber stable block comprising three loose boxes with the advantage of lighting, power and water connections. In front of the property, there is a further small garden enclosed by Cotswold stone walling along side an off-road parking area for several vehicles and double timber



gates providing side access to the garden.

Situation

The quiet rurally located village of Alderton is set within beautiful North Wiltshire countryside featuring its own church and pretty duck pond. 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 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 and both towns 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.

Tenure & Services

We understand the property is Freehold with oil fired central heating, mains drainage, water and electricity.

Directions

From Sherston, head west into Luckington and take the first left opposite the Old Royal Ship Inn. Follow signs to Alderton (about a mile) and pass the parish church on the left hand side and bear left into 'The Street'. The property is located half way down on the left hand side. Postcode SN14 6NL

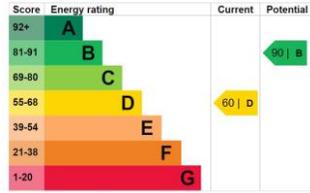
Local Authority

Wiltshire Council

Council Tax Band

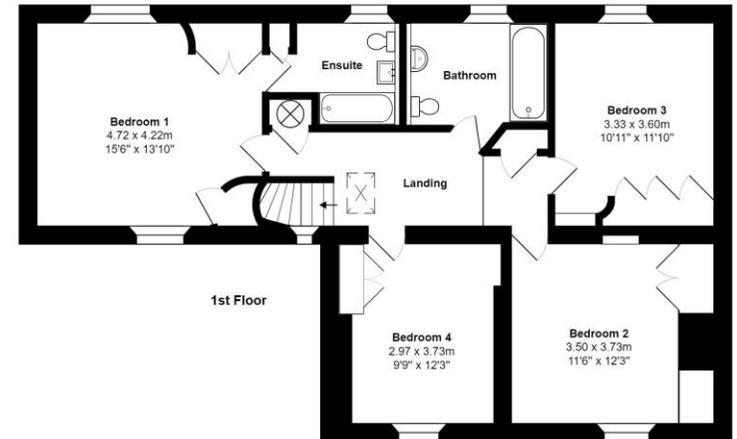
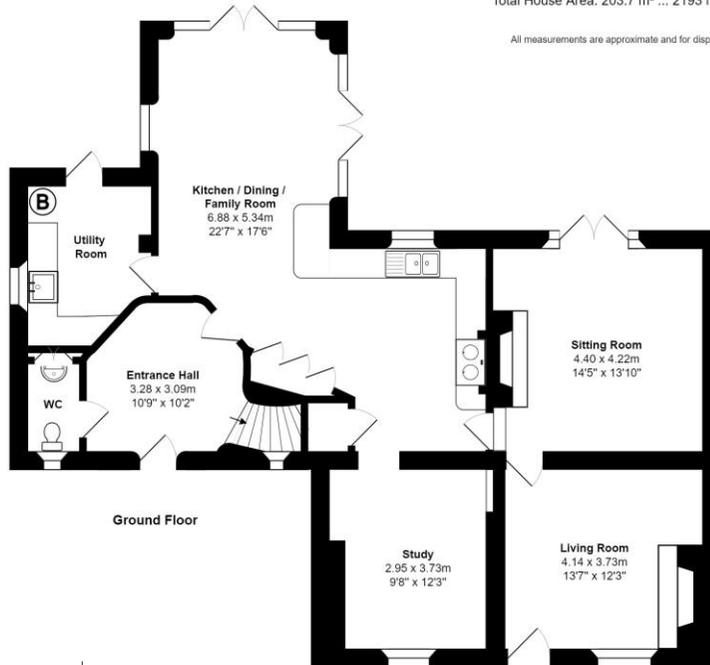
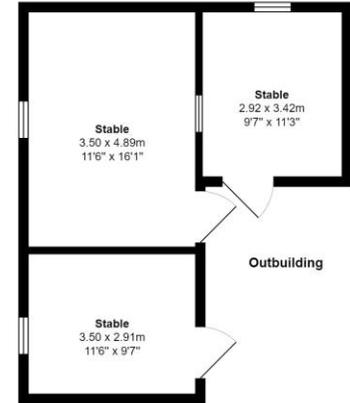
F £2,790





Total House Area: 203.7 m² ... 2193 ft² (excluding stabling)

All measurements are approximate and for display purposes only



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