

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## Fourways , Alderton

Price Guide £925,000

A deceptively spacious family home (3523 sq ft), in a popular quiet village in a semi rural location.

- 6 bedrooms, en-suite, family bathroom, ground floor shower room, cloakroom.
- 5 reception rooms including 25ft games room, kitchen/breakfast room, utility area.
- 35 ft tandem double garage, good sized gardens, country views.





# Fourways , Alderton

## The Property

Tucked away in a peaceful and sought-after semi-rural location, this deceptively spacious family home (3523 sq ft) offers a superb balance of versatile living accommodation and outdoor space—perfect for modern family life and entertaining.

The property boasts six well-proportioned bedrooms and a variety of reception rooms, including a generous open-plan kitchen/family/utility area at the heart of the home. A separate sitting room with open fireplace provides a cosy retreat, while a large games room offers the ideal space for recreation or relaxation.

Outside, the home is surrounded by lawned gardens with mature shrubs and planting. A spacious patio area leads to a delightful summerhouse and a boules pitch—perfect for outdoor entertaining and leisure. Further benefits include an integral tandem garage, a gravelled driveway with ample parking. This property combines the tranquility of countryside living with generous indoor and outdoor space—ideal for growing families or those seeking a flexible and comfortable home in a semi-rural setting.

## General

Mains water, electricity and drainage are connected. The oil fired boiler supplies central heating and hot water. Wiltshire Council Band G - £4090.27 for 2026/27. EPC rating D - 55.

## Alderton

This popular village has a thriving community and comprises many lovely old houses and cottages, a church and a renowned duck pond. In the neighbouring village of Luckington there is a village shop/post office situated in the excellent pub, and primary school. The lovely old towns of Malmesbury and Tetbury are both within a ten mile radius. There are good road communications to the regional employment centres of Bristol, Swindon, Reading and London via the M4 motorway network. Frequent main line rail services to Paddington operate from Swindon, Chippenham and Kemble. The nearest airport is at Bristol and London Heathrow is within easy reach along the M4.

## Directions to SN14 6NL

From Malmesbury head west on the B4040 for about 7 miles until reaching Luckington. Proceed down the hill as you leave the village and bear left to Alderton. As you enter the village bear left at the crossroads and the property is the first on your left.

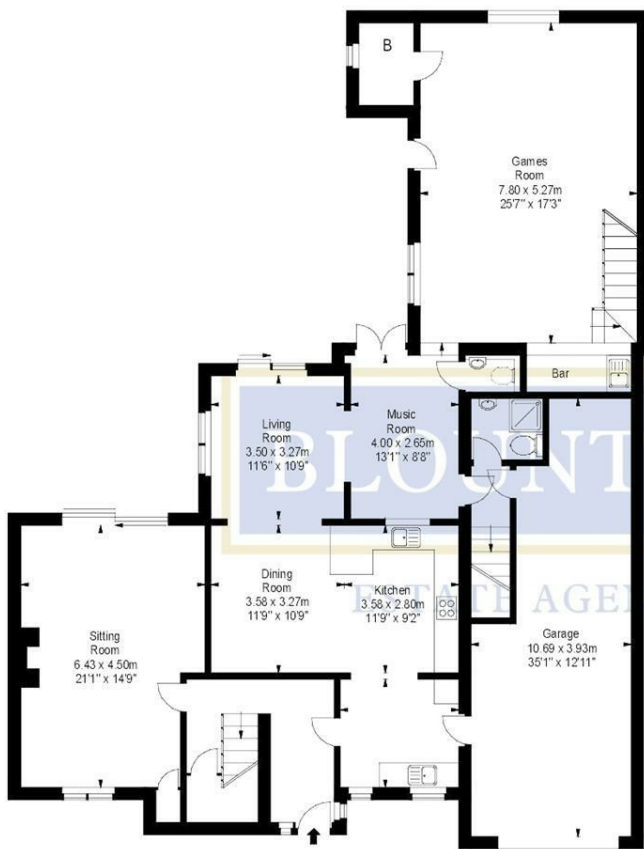
Approx. Gross Internal House Area \*

327.29 M<sup>2</sup> - 3523 Ft<sup>2</sup>

(Including Garage)

Approx. Gross Garage Area \*

37.35 M<sup>2</sup> - 402 Ft<sup>2</sup>



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice