



alan  
hawkins

Old Malmesbury Road, Royal Wootton Bassett, SN4 7HT

01793 840 222 | [alanhawkins.co.uk](http://alanhawkins.co.uk)

alan  
hawkins  
PROPERTY SALES & LETTINGS



- Rare & Desirable Location
- Non Estate & No Through Road
- New Kitchen/Diner
- En-Suite Shower Room
- uPVC Double Glazing

- Short Walk To High Sreet
- Extended Four Bedroom Detached
- Cloakroom
- South-West Facing Rear Garden
- Gas Radiator Central Heating

alan  
hawkins

PROPERTY SALES & LETTINGS

# 1 Old Malmesbury Road Royal Wootton Bassett, SN4 7HT

## Offers in excess of

A rare opportunity to purchase this EXTENDED four bedroom detached family home on this desirable location on the fringes of Royal Wootton Bassett being within a short level walk to the towns High Street.

This family home benefits a stunning and newly replaced 25ft kitchen/diner, a generous entrance hallway with cloakroom, en-suite shower room to bedroom one and a south-west facing rear garden.

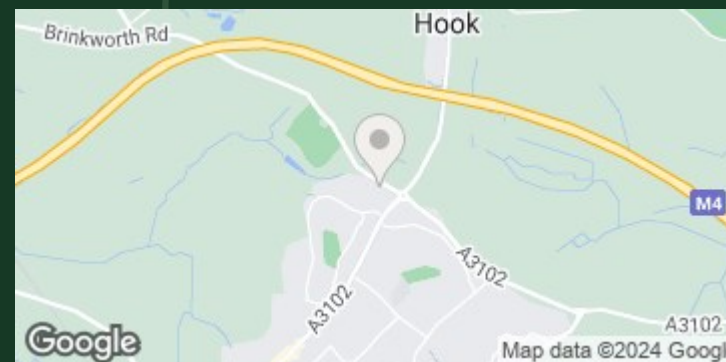
The internal accommodation offers a front entrance porch which in turn leads into an impressive and inviting entrance hallway with double coats cupboard, seating area and downstairs cloakroom. From the hallway, double doors lead into a spacious living room with feature fireplace and opening through into a stunning 25ft kitchen/diner which incorporates a return breakfast bar, under counter, under pelmet and kick board lighting, inset sink, integrated appliances and more. A door

from the kitchen leads to an additional reception room with door to the rear garden and internal access to the integral garage.

Upstairs to the first floor are four bedroom with a generous primary bedroom which include built in wardrobes and en-suite shower room. There are a further two double bedrooms, one single and a family bathroom.

Outside and to the front of the property is a garden laid to lawn and driveway leading to the attached garage with additional roadside parking to the front. There is a beautifully maintained rear garden laid to lawn & surrounded with flower bed boarders, fully enclosed with close board fencing supported by concrete base and posts, pagoda, apple tree and grape vine as well as a generous pressed concrete decorative patio seating area.

Overall, a wonderful property inside and out. Call Alan Hawkins Property Sales today to arrange a viewing.



### Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

### Council Tax: Wiltshire Council

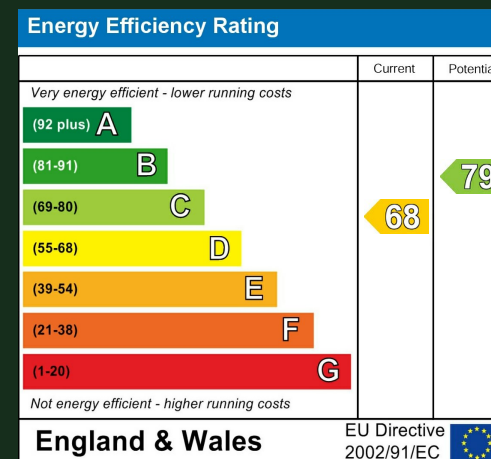
Tax Band F For year 2024/25 = £3,484.05

For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire, SN15 1ER. Tel: 0300 456 0109

### Tenure

Freehold

### Energy Efficiency Rating (England & Wales)

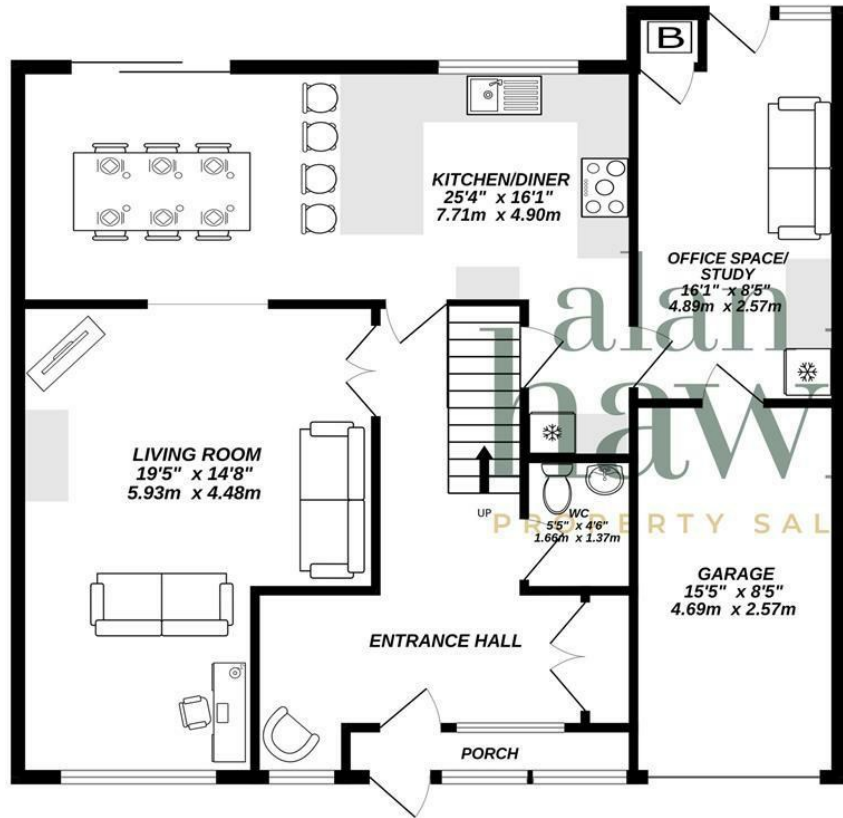




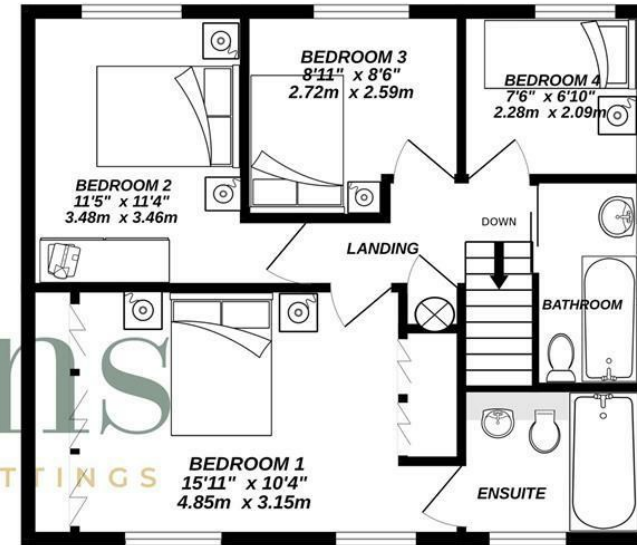




**GROUND FLOOR**  
1004 sq.ft. (93.2 sq.m.) approx.



**1ST FLOOR**  
549 sq.ft. (51.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1552 sq.ft. (144.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024



**Disclaimer:** These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not tested any apparatus,

equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

# alan hawkins

PROPERTY SALES & LETTINGS

01793 840 222 | [alanhawkins.co.uk](http://alanhawkins.co.uk)

**Alan Hawkins**

26/26a High Street,  
Royal Wootton Bassett  
Wiltshire, SN4 7AA

