



**Rail Road Lane, Woodshaw Meadows,  
Royal Wootton Bassett, SN4 8FS**

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PROPERTY SALES & LETTINGS





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- Detached Family Home
- Two En-Suite Shower Rooms
- Utility Room
- Cloakroom
- Sunny West Facing Rear Garden
- Four Double Bedrooms
- Kitchen/Diner with Appliances
- Bay Windowed Living Room
- Integral Garage
- 7 Yrs NHBC Warranty



# 23 Rail Road Lane Royal Wootton Bassett, SN4 8FS

£490,000

An impressive 4 BEDROOM, 3 BATHROOM detached house constructed in 2020 by Wain Homes to the popular 'Shakespeare' Design situated in this sought after location on the fringes of the market town of Royal Wootton Bassett with j16 of the M4 being c2 miles and just yards from delightful countryside and canal walks.

Constructed in 2020, this spacious family house comprises an entrance hall via the decorative composite front door, cloakroom, a well decorated and cosy lounge with a feature box bay window, an impressive kitchen/diner to the rear with integrated oven/hob, fridge/freezer and dishwasher, and French Doors to the rear west facing rear garden as well as a separate utility room. To the first floor are 4 double bedrooms, 2 with en-suite shower rooms and a modern family bath/shower room. Outside to the front is a driveway for 3 vehicles and a side gated access to the established and well maintained enclosed rear garden, this delightful home further benefits from the usual modern comforts of gas radiator central heating, uPVC double glazing, a security alarm system as well as the added

bonus of the residual of the 10 NHBC warranty.

Being situated on the outskirts of the town, the property is still a short brisk walk to the local shops including a small Tesco's, public house and take-away and main bus route. A must view property that is sure to please!!



## Viewings

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

## Council Tax: Wiltshire Council

Tax Band E For year 2023/24 = £2,800.00  
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

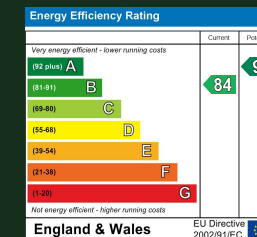
## Tenure

Freehold

## Management Fee

Estate Management fees of approx £200 p/a.

## Energy Efficiency Rating (England & Wales)







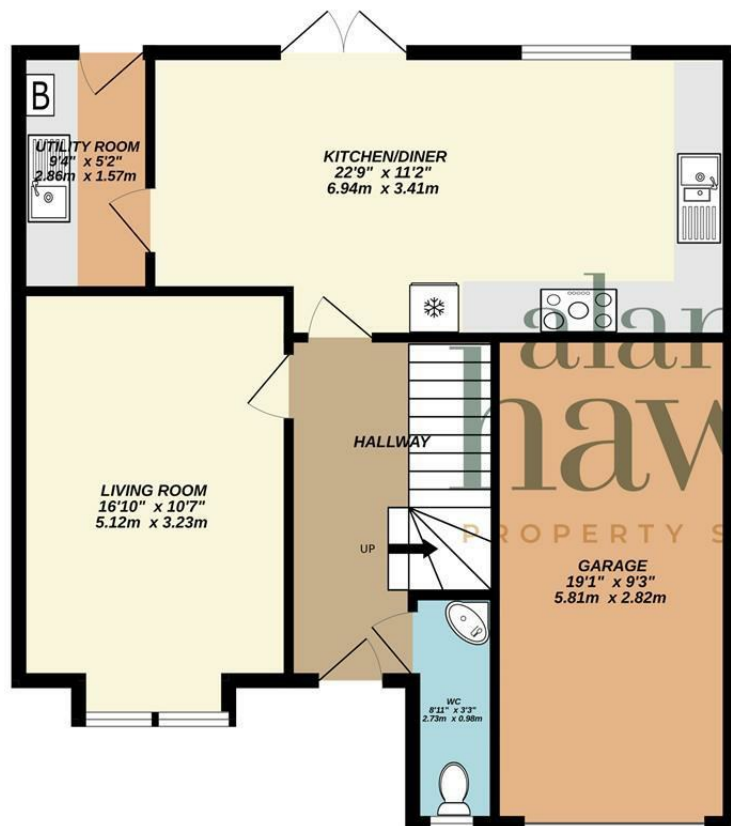




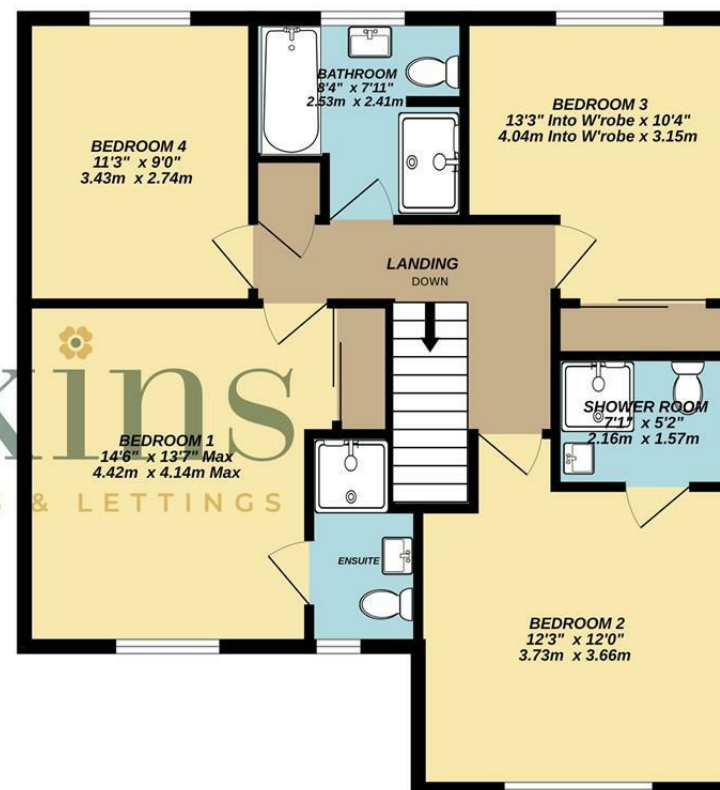




GROUND FLOOR  
768 sq.ft. (71.3 sq.m.) approx.



1ST FLOOR  
768 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 1536 sq.ft. (142.7 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.

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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.

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