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Greenhill, SN4 8EH

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PROPERTY SALES & LETTINGS



- Picturesque Chalet Style Bungalow
- Stunning Far Reaching Views
- No Through Road Countryside Location
- Ground Floor & First Floor Shower Rooms
- Ample Gated Driveway Parking

- Detached Double Garage With Hobbies Room Over
- Generous c0.4 Acre Plot
- Ground Floor & First Floor Bedrooms
- Versatile Accommodation
- Oil Fired Central Heating

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# The Hollies Greenhill, SN4 8EH

£650,000

A wonderful opportunity to purchase this spacious & versatile family home, pleasantly located with STUNNING FAR REACHING COUNTRYSIDE VIEWS within the charming hamlet of Greenhill, Nr Royal Wootton Bassett.

This delightful chalet style bungalow, constructed in the late 1960s comes to the market for the first time since new and offers in total over 2500 sq ft of accommodation, perfect for a growing family or those who love to entertain.

The property itself internally offers a vast amount of space throughout comprising two reception rooms, three shower rooms, a fitted kitchen and five/six well-appointed bedrooms offering plenty of room for family members or guests to stay comfortably.

An enclosed gated driveway provides space for multiple vehicles, with the addition of a spacious detached double garage. Parking will never be an issue when hosting gatherings or having visitors over. A personal door behind the garage provides access to a entrance

hallway with shower room and staircase leading to an impressive 25ft hobbies room.

The property's detached status ensures privacy and tranquillity, allowing you to enjoy your own space without disturbance. The large plot size also provides potential for outdoor activities or gardening enthusiasts to create their own oasis.

Located in the sought-after area of Greenhill, Royal Wootton Bassett, this property offers a perfect blend of suburban tranquillity and easy access to local amenities. Whether you're looking for a peaceful retreat or a spacious family home, this chalet bungalow ticks a lot of boxes.

This is a rare find in such a desirable location.

Don't miss out on the opportunity to own this wonderful property - book a viewing today and envision the endless possibilities that this home has to offer.



## Viewings

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


## Council Tax: Wiltshire Council

Tax Band F For year 2023/24 = £3240.80  
Please note that improvements have been made to the property that might result in the Council Tax band changing if a relevant transaction takes place, for example, if the property is sold.

## Tenure

Freehold

## Energy Efficiency Rating (England & Wales)

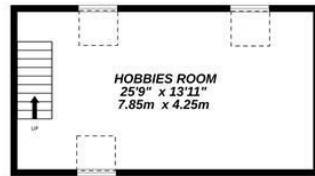
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



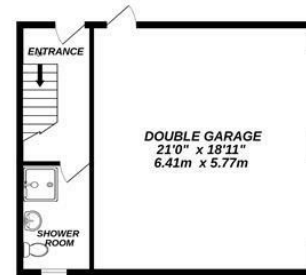




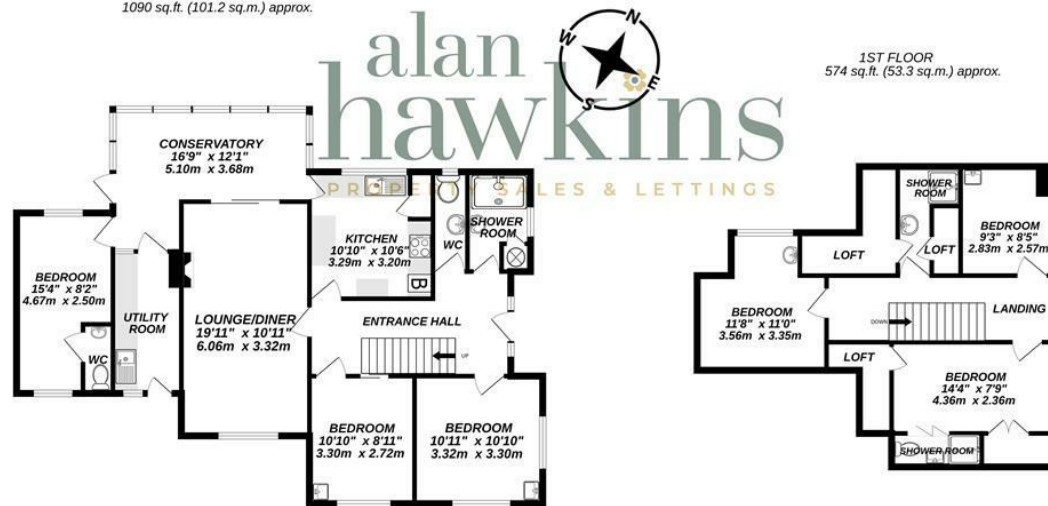
FIRST FLOOR GARAGE  
359 sq.ft. (33.4 sq.m.) approx.



DOUBLE GARAGE  
527 sq.ft. (48.9 sq.m.) approx.



GROUND FLOOR  
1090 sq.ft. (101.2 sq.m.) approx.



1ST FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 2550 sq.ft. (236.9 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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