



Wood Street, Royal Wootton Bassett, SN4 7BD

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- 6 Bedroom Cottage
- Off Road Parking
- Deceivingly Spacious Plot
- Cellar
- Must Be Viewed

- Prime Town Centre Location
- Reputed to be one of the oldest properties in RWB
- 3 Bathrooms
- Charming Character Throughout
- Completed Onward Chain - Motivated Seller!



# 'Lansdown Cottage' 20 Wood Street Royal Wootton Bassett, SN4 7BD

£725,000

Lansdown Cottage is a stunning detached house located in the prime location of Wood Street in the heart of the picturesque market town of Royal Wootton Bassett just yards from the main High Street and it's many amenities. This property, reputed to be one of the oldest dwellings in Royal Wootton Bassett, boasts three reception rooms, six bedrooms, and three bathrooms, providing ample space for a growing family or those who love to entertain.

Access is via a covered entrance porch into an entrance hall way with character stripped latched door to the wonderfully spacious and light sitting room with a gas fired coal effect stove and window seat to the front and also being well lit by the south facing picture window. The current dining room is spacious with a triple aspect and would also make a wonderful study. The breakfast room has great character with a corner red brick fireplace housing a log burning stove and tiled flooring and gives access to a useful CELLAR. The kitchen is very well presented and equipped with a range of units under beech blocked work surfaces which a chimney recess for the oven, from here there

is access to a rear lobby, utility and also ground floor shower room. There are five wonderfully proportioned bedrooms to the first floor with a spacious and well presented family bathroom. A loft conversion now provides a lovely master bedroom with exposed beams and an ensuite shower room with dual wash basins. Situated on a generous plot, this charming character-filled home offers a spacious walled front garden with the rare feature of driveway parking for 2-3 vehicles, a true gem in this convenient location just off the High Street. There is side access to the garden which is well established and is segregated into three defined areas offering a combination of sun traps, privacy, together with practicality. A gardeners and family dream.

With great commuting options thanks to its proximity to junction 16 of the M4, this house is not only a beautiful place to call home but also a practical choice for those who need easy access to major roadways. Don't miss out on the opportunity to own this lovely property in Royal Wootton Bassett. Book a viewing today and step into your future dream home.



## Viewings

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

## Council Tax: Wiltshire Council

Tax Band C For year 2024/25 = £2144.02

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.

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

## Tenure

Freehold

## Services

Electric: Mains

Gas: Mains

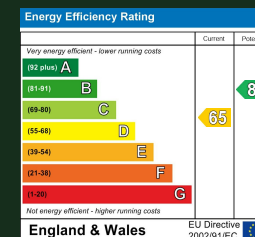
Drainage: Mains

Flood Risk: None

(Environment Agency)

Internet Speeds: Up to 999mbps (Ofcom)

## Energy Efficiency Rating (England & Wales)











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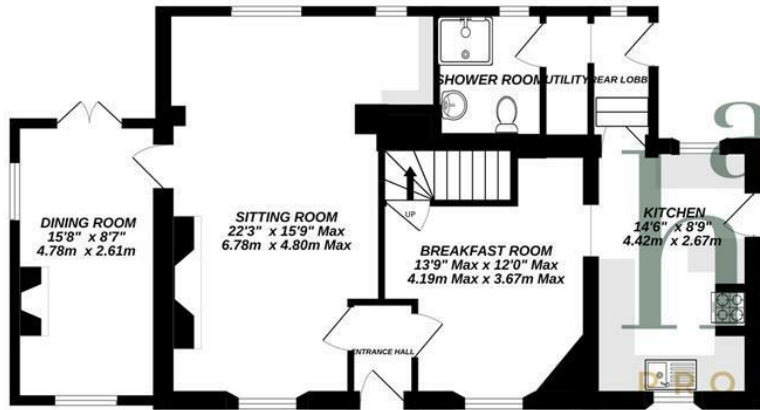








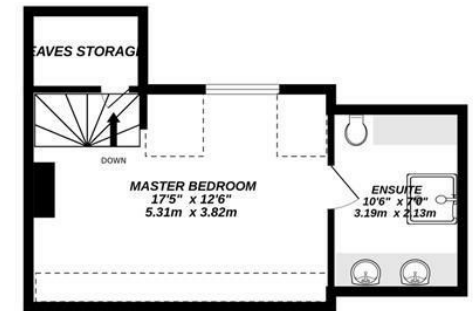
GROUND FLOOR  
816 sq.ft. (75.8 sq.m.) approx.



1ST FLOOR  
846 sq.ft. (78.6 sq.m.) approx.



2ND FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 1984 sq.ft. (184.3 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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