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**The Wiltshire Leisure Village Wiltshire Crescent,
Royal Wootton Bassett, SN4 7PB**

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PROPERTY SALES & LETTINGS



- Detached Retirement Home For Over 55s
- Large Surrounding Gardens
- Three En-Suite Shower/Bath Rooms
- Impressive Sun Lounge
- Bedrooms to Ground Floor & First Floor

- Freehold
- Integral Double Garage & Double Driveway
- Stunning Open Plan Kitchen/Diner
- Additional Bedroom / Study Added
- Viewings Highly Recommended!

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34 Wiltshire Crescent

Royal Wootton Bassett, SN4 7PB

£775,000

A retirement dream! Relax and unwind in this fabulous retirement home for the over 55s, situated on 'The Wiltshire Leisure Village' laying adjacent to a 27 hole golf and leisure resort including a state of the art gymnasium and spa facilities right on your door step. Located approximately one mile from the historic and bustling market town of Royal Wootton Bassett, and a short drive from neighbouring Wiltshire towns of Malmesbury and Marlborough.

This home internally offers a vast amount of spacious and versatile accommodation as soon as you walk into the welcoming reception hallway. The ground floor consists of a stunning and tastefully chosen open plan kitchen/dining room complete with marble worktops, kitchen island and separate utility room. A large opening leads straight into an impressive vaulted ceiling day room with floor to ceiling windows fitted with wooden shutters enjoying views of the rear garden and beyond. There are two/three generous bedrooms to the ground with two en-suite shower

rooms and a separate WC. There is a large first floor landing with additional storage cupboards, a converted loft/storage room providing a spacious home office space/study and an impressive 26ft primary bedroom enjoying full height gable end windows with fitted window shutters as well as a beautiful 4 piece en-suite shower room with free standing roll top bath. This particular property constructed in 2019 incorporates a private double driveway with integral garage to the front and a patio terrace to the rear with a raised walled garden surrounding the rear of the home which opens up behind to the 18 hole golf course. This desirable Eco-Constructed property with its high levels of insulation and energy efficient Air Source Heat Pump with under floor heating to the ground floor is a desirable and pleasing retirement option.

To arrange a viewing or for further information, please call Alan Hawkins Property Sales on 01793 84022



Viewings

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

Council Tax: Wiltshire

Tax Band G For year 2024/25 = c £4020.05 TBC
For information on tax banding and rates, please call Wiltshire

Tenure

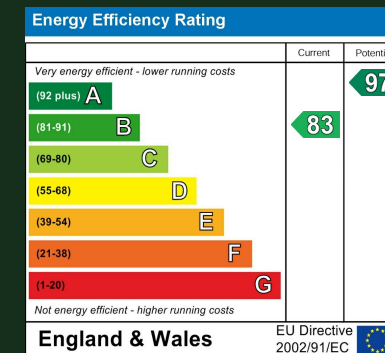
Freehold

Management Fee

Approximately £432.14 per quarter

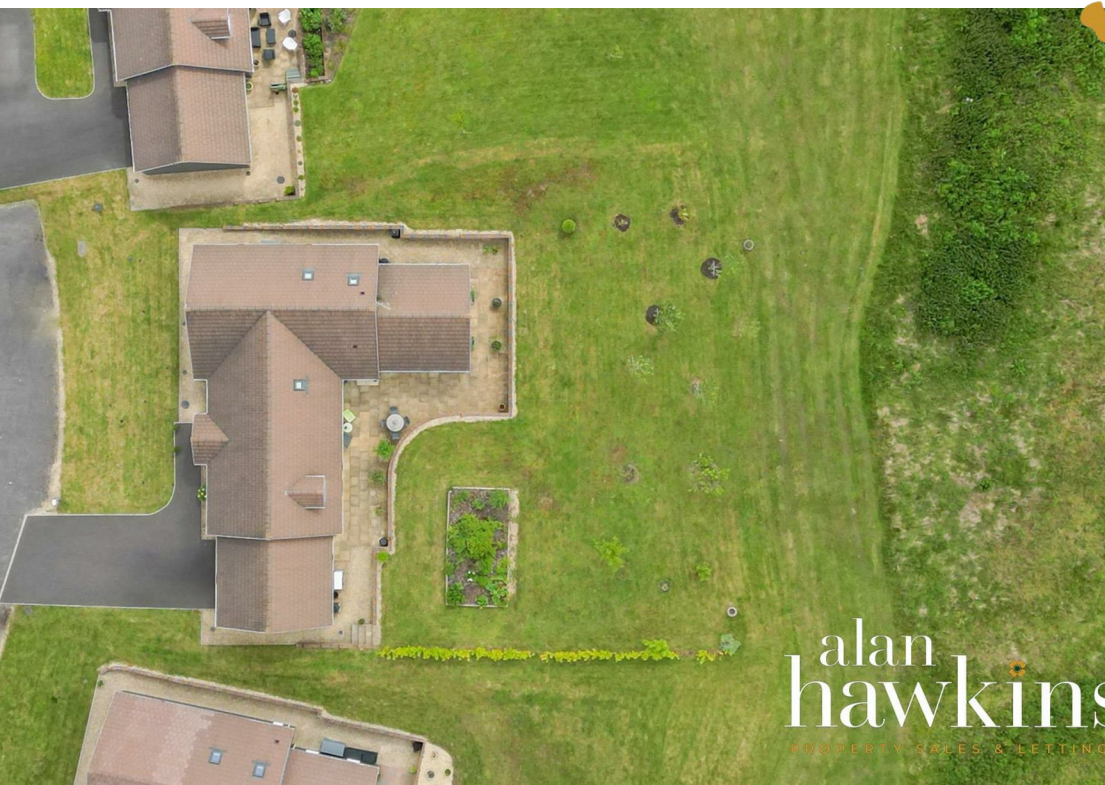
2 Golf & leisure passes included at the additional (discounted) cost of £1668 per year (compulsory)

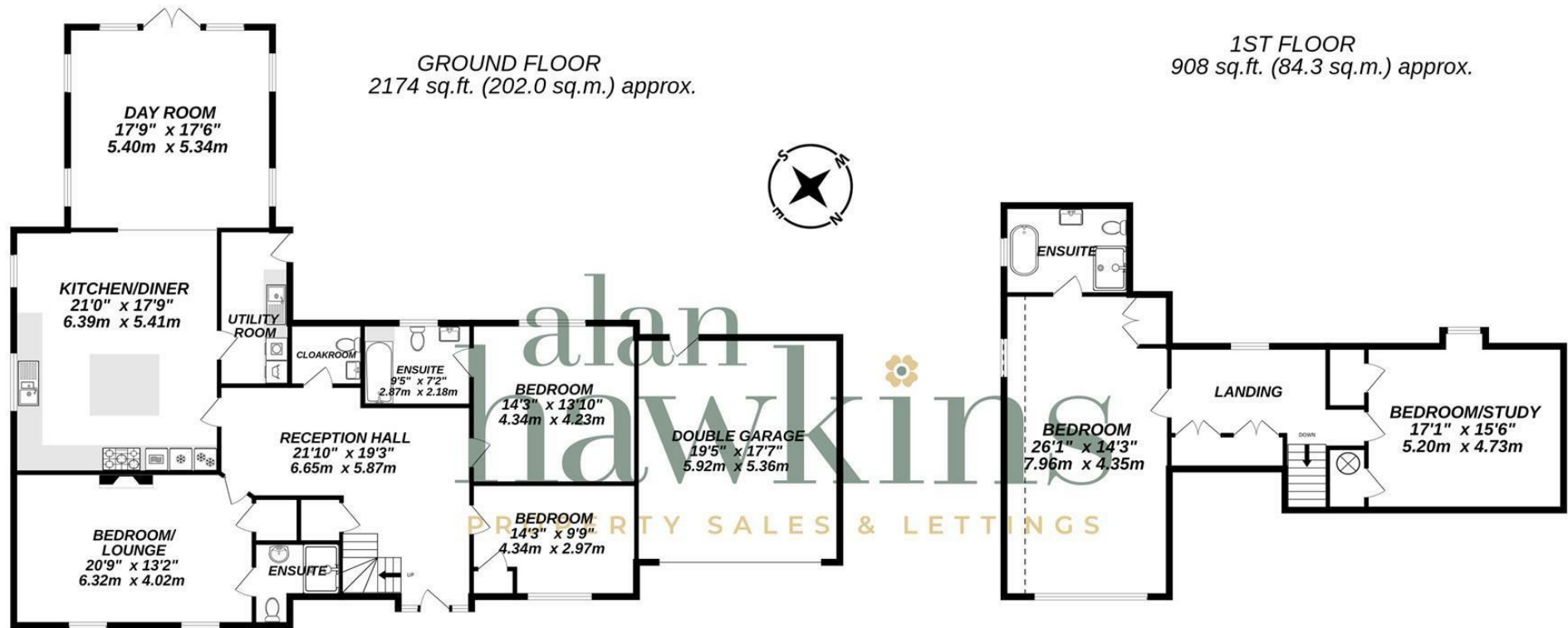
Energy Efficiency Rating (England & Wales)











GROUND FLOOR
2174 sq.ft. (202.0 sq.m.) approx.

1ST FLOOR
908 sq.ft. (84.3 sq.m.) approx.

2737SQ FT EXCLUDING DOUBLE GARAGE

TOTAL FLOOR AREA : 3082 sq.ft. (286.3 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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