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PROPERTY SALES & LETTINGS

High Street, Royal Wootton Bassett, SN4 7AB

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

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- Versatile 5 Bedroom 18th Century Property
- Impressive Stunning Rear Garden
- Kitchen/Breakfast Room
- 330ft Cellar
- Grade II Listed

- Over 3000 sq ft Of Living Accommodation
- Three Reception Rooms
- Garden Room
- Unrestricted High Street Parking
- First Time To Market in 35 Years

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PROPERTY SALES & LETTING

# 150 High Street Royal Wootton Bassett, SN4 7AB

£675,000

A wonderful opportunity to purchase this charming double fronted 18th century home, full of original features and character benefiting from an impressive rear garden offering spacious and versatile living accommodation measuring over 3000 sq ft, ideally located on the High Street of this bustling market town of Royal Wootton Bassett.

For sale for the first time in 35 years, this much loved home offers a vast amount of living accommodation throughout over three floors with the ground floor comprising a front entrance hallway, two generous reception rooms enjoying open fire places and feature bay windows to the front, a beautiful sunny garden room with door to the rear garden, study/dining room with wood burning stove and a kitchen/breakfast room to the rear.

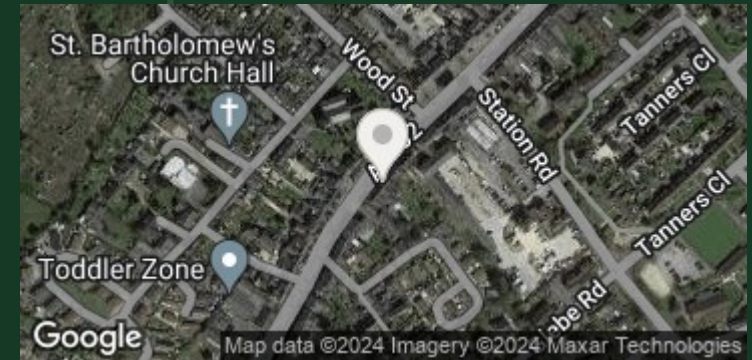
The first floor offers a large family bathroom complete with bath and separate shower cubicle and three very generous double bedrooms, one to the rear enjoying views over the extensive garden and two to the front enjoying an open aspect with a view of the church.

The second floor was designed with a further two bedrooms, a shower room and additional living room... perfect for the kids to enjoy their very own living space!

The mature stone walled rear garden is not overlooked and is fully enclosed measuring in at approximately 140ft in length around 50ft wide making this a truly special addition to this wonderful home & perfect for entertaining guests.

Located in such a desirable area, you are within easy walking distance of schools, doctors, shops and sporting facilities as well as being within a short drive of J16 of the M4 perfect for commuters making daily life a breeze. The High Street location offers a sense of community and convenience that is truly unmatched.

Don't miss the opportunity to make this lovely property your new home. With its generous living spaces, comfortable bedrooms, and ideal location to enjoy the magic of high street living, this property is sure to capture your heart.



## Viewings

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

## Council Tax: Wiltshire Council

Tax Band E For year 2024/25 = £2984.03

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.

## Tenure

Freehold

## Energy Efficiency Rating (England & Wales)

N/A

Property Classification:

Grade II Listed







GROUND FLOOR  
1249 sq.ft. (116.0 sq.m.) approx.

1ST FLOOR  
958 sq.ft. (89.0 sq.m.) approx.

2ND FLOOR  
887 sq.ft. (82.4 sq.m.) approx.

CELLAR  
338 sq.ft. (31.4 sq.m.) approx.



EXCLUDING CELLAR

TOTAL FLOOR AREA : 3093sq.ft. (287.3 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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