



Wiltshire Crescent, Royal Wootton Bassett, SN4 7PB

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PROPERTY SALES & LETTINGS

- 4 Bedroom Detached Home
- 2nd Home/Holiday home
- New Air Source Heat Pump
- Three En-Suite Shower Rooms With Underfloor Heating
- Stunning Panoramic Views

- Primary Residence For Over 55's
- 2 Golf Passes + 4 Leisure Passes included
- Underfloor Heating & Cooling System
- New Flooring & Decoration Throughout

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PROPERTY SALES & LETTINGS

# 26 Wiltshire Crescent Royal Wootton Bassett, SN4 7PB

**£650,000**

Situated in one of THE BEST POSITIONS on this Wiltshire Golf & Leisure Village benefiting beautiful countryside views is this spacious and NEWLY RENOVATED four bedroom detached property available to purchase as either a retirement home for the over 55's or as a 2nd home/holiday home. This lovely property includes 2 golf passes across their 27 hole golf course and 4 leisure passes. It is ideally situated on the outskirts of Royal Wootton Bassett and a favourable location for commuters being just 4 mile south of J16 of the M4.

Built to The Malmesbury design, this beautiful three storey property offers over 2100sq ft of accommodation and has been fitted with a brand new state of the art heat pump with an UNDERFLOOR HEATING & COOLING SYSTEM as well as radiators that also heat and cool the room.

The ground floor layout comprises an inviting entrance hallway, separate study/office, cloakroom, store/utility room, a very generous well equipped custom made kitchen/diner complete with central island, oak countertops,

fitted utility cupboard, integral dishwasher, mid height oven & hob and a waste disposal unit. From the kitchen, pocket sliding double doors open to the delightful, light and airy vaulted ceiling day room/lounge enjoying stunning countryside views to the rear.

To the first floor are three bedrooms, all newly decorated and fitted with new carpets, two of which enjoying brand new en-suite shower rooms benefiting from underfloor heating.

The top floor offers an impressive primary bedroom suite with a lovely picture window offering far reaching countryside views, new carpets, fitted wardrobes and a generous newly fitted en-suite comprising double ended bath, separate double shower cubicle, and underfloor heating.

Additional attributes of this particular property include a water filtration system throughout, uPVC double glazing and gigafast broadband speeds available through Sky quoting speeds up to 780-930Mb/s.

All in all, a fantastic opportunity on offer.



## Viewings

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

## Council Tax: Wiltshire Council

Tax Band F For information on tax banding and rates, please call Wiltshire Council

## Tenure

Leasehold c 982 year remaining

## Management Fee

Management Fee **£434.64** per qtr

Ground Rent **£540.72** per qtr (2 Golf Passes and 4 Leisure passes included)

## Energy Efficiency Rating (England & Wales)

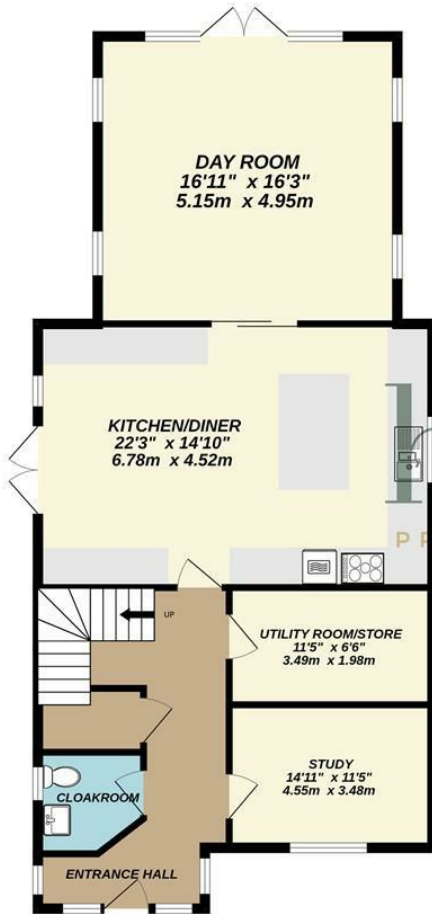
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







GROUND FLOOR  
962 sq.ft. (89.4 sq.m.) approx.



1ST FLOOR  
692 sq.ft. (64.3 sq.m.) approx.



2ND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 2100 sq.ft. (195.1 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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**Alan Hawkins**

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