



Wiltshire Crescent, Royal Wootton Bassett, SN4 7PB

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PROPERTY SALES & LETTINGS

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

- 2 Golf Passes + 4 Leisure Passes included
- Underfloor Heating & Cooling System
- New Flooring & Decoration Throughout

26 Wiltshire Crescent Royal Wootton Bassett, SN4 7PB

£625,000

Situated in one of THE BEST POSITIONS on this Wiltshire Leisure Village offering beautiful countryside views and open farmland to the rear is this NEWLY RENOVATED four bedroom DETACHED property. The renovations include new flooring throughout, new window coverings and light fixtures, bespoke kitchen, new bathroom fixtures and fittings and 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 rooms.

The homes at the Wiltshire Leisure Village have been designed to offer a country club style living and include two memberships passes for the Golf Club with unlimited use of the 27 hole championship golf course and its 9 hole course. You also receive four leisure passes providing use of the 18-metre indoor pool with spa pool, steam room and sauna, modern fully-equipped gymnasium, aerobics hall and an onsite restaurant.

The home, which measures just over 2100 sq ft is around one mile from the pretty market town of Royal Wootton Bassett with its range of independent shops and cafes. It is a thriving market town and benefits from easy access to the M4, just a couple of miles away, and Swindon Central mainline station with direct routes to London Paddington in under an hour. This really is a unique home in a highly sought after unique location which must be viewed to be fully appreciated.

The heart of the home is the large kitchen/diner with its oak countertops, a Bosch American style fridge freezer, Bosch 5 zone induction hob, a Siemens double oven with Bertazzoni extractor hood and a one

and a half bowl sink which incorporates a waste disposal unit. The kitchen also benefits an island with power sockets, a concealed laundry, a beautiful glass fronted cabinet and plenty of storage space. In addition and next to the kitchen is a large walk in pantry.

The kitchen flows into a bright and airy triple aspect living room with double doors leading out to the expansive deck, ideal for outdoor entertaining. Completing the ground floor is a cloakroom and a separate study/gym.

On the second floor are two double bedrooms with en-suite bathrooms complete with programmable underfloor heating plus a third bedroom/office. This floor also contains the boiler room and a very handy linen cupboard with shelving.

The impressive and spacious bedroom one occupies the top floor and enjoys stunning scenic views of the countryside and open farm land. This room offers plenty of space for large furniture and incorporates two sets of double fitted wardrobes with fitted shelving. The en-suite has a large double ended bath, double width shower, toilet and full sized sink and vanity unit. This en-suite also has programmable underfloor heating.

This home also benefits from a whole home water filtration system, uPVC double glazing and ultra fast full fibre broadband with speeds available of up to 1600 Mb/s with Open Reach (contract required)

This home is available for anyone over the age of 55 and is either retired or in 'non paid employment' (at least one occupant) or for those searching for a second/holiday home.



Viewings

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

Council Tax: Wiltshire Council

Tax Band F For year 2024/25 = £3484.05
For information on tax banding and rates, please call Wiltshire Council

Tenure

Leasehold c 982 year remaining

Management Fee

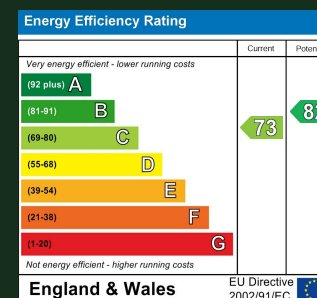
Management Fee £434.64 per qtr

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

Mains Water

Drainage - Shared Septic Tank

Energy Efficiency Rating (England & Wales)









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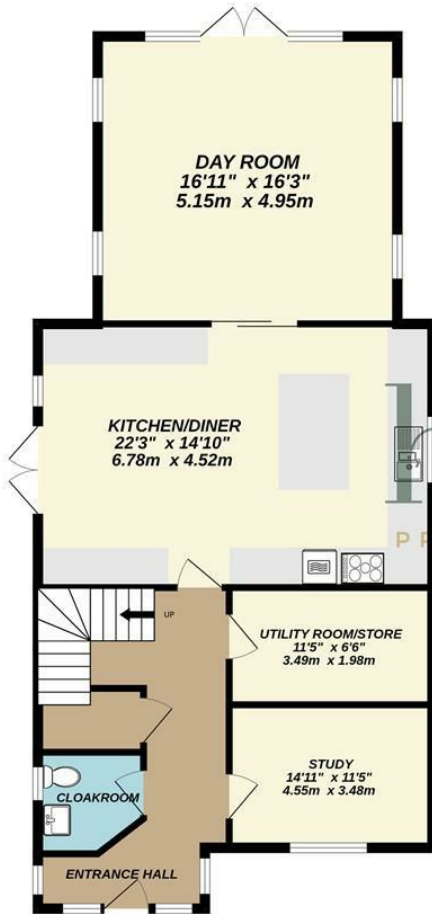


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GROUND FLOOR
962 sq.ft. (89.4 sq.m.) approx.



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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