



alan  
hawkins

Broad Town, Broad Town, SN4 7RG

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

alan  
hawkins  
PROPERTY SALES & LETTINGS





- Executive Four Double Bedroom Detached House
- Countryside Views
- Attached (Drive through) Double Garage with Storage Room Over
- Solar PV Panels with Battery Storage Facility
- 0.22 Acre Plot
- Desirable Village Location
- 3 Reception Rooms
- Generous Parking to Front



# Rodmarton House, Broad Town

## Broad Town, SN4 7RG

£725,000

Rodmarton house is a handsome individually built four double bedroom detached house set in a lovely elevated position occupying plot measuring at 0.22 acre in the popular village of Broad Town.

This 1990's constructed property offers spacious accommodation throughout with further potential to extend (stpp). Internally the accommodation comprises a spacious entrance hall giving access to the 3 receptions rooms. The study is located to the front making an ideal space for those working from home with a dual aspect lounge with an inviting log burning stove and patio doors to the rear. The formal dining room is generous in size, perfect for entertaining large numbers with a spacious kitchen/breakfast room to the front leading into a generous utility room returning to the entrance hall with cloakroom and side boot room. From here is access to the double garage with staircase to a boarded roof over (restricted head height) and up and over door access to both front and rear! To the first floor are four double bedrooms with an

inviting en-suite bathroom and an impressive family shower room servicing the additional 3 bedrooms.

The garden has been thoughtfully re-designed and landscaped offering a fishpond and lawn area interspersed with well stocked flower beds with gravelled paths which offer a calm and tranquil setting to unwind.

All-in all a fantastic family home set in a desirable village that is sure to please.



### Viewings

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

### Council Tax: Wiltshire Council

Tax Band F For year 2024/25 = £3176.08  
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

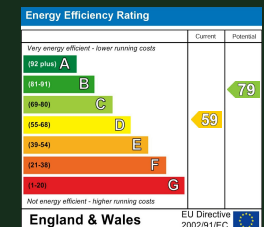
### Tenure

Freehold

### Management Fee

Electric: Mains & Solar PV Panels with Battery Storage  
Heating: Oil  
Waste: Mains  
Water: Mains  
Flood Risk: None (Environmental Agency)  
Internet Speeds Up to 1000 mbps (Ofcom)

### Energy Efficiency Rating (England & Wales)













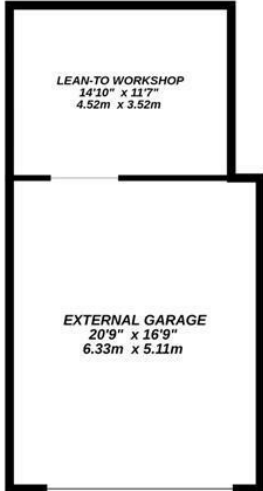




GROUND FLOOR  
1333 sq.ft. (123.8 sq.m.) approx.

1ST FLOOR  
1184 sq.ft. (110.0 sq.m.) approx.

EXTERNAL GARAGE  
520 sq.ft. (48.3 sq.m.) approx.



2205 SQ FT = MAIN HOUSE INC ATTACHED GARAGE (EXCLUDING LOFT SPACE)

TOTAL FLOOR AREA : 3037 sq.ft. (282.1 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.  
Made with Metropix ©2024

**Disclaimer:** These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not tested any apparatus,

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.



# alan hawkins

PROPERTY SALES & LETTINGS

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

**Alan Hawkins**

26/26a High Street,  
Royal Wootton Bassett  
Wiltshire, SN4 7AA

