



Station Road, Royal Wootton Bassett, SN4 7DZ

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PROPERTY SALES & LETTINGS



- Unique & Imposing Detached Family Home
- Four Reception Rooms
- Impressive Family/Games Room
- Oversized Integral Garage
- Ample Driveway Parking
- Four Bedrooms
- Modern Kitchen/Diner
- Stunning Family Bathroom
- Mature Rear Garden Measuring Over 100 ft
- Desirable Location Close To High Street

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10a Station Road Royal Wootton Bassett, SN4 7DZ

£775,000

A unique and imposing four bedroom detached family home conveniently situated on Station Road, a desirable location providing a short walk to the towns High Street in Royal Wootton Bassett.

This impressive & spacious home boasts just under 3000 sq ft of accommodation which incorporates an integral oversized 33ft tandem garage, four reception rooms, a stunning family bathroom with roll top bath, ample driveway parking to the front and a generous non-overlooked rear garden measuring over 100ft in length

The extended accommodation internally offers a front entrance porch and generous entrance hallway with stairs to the first floor, storage cupboard and downstairs WC. The hallway leads to two reception rooms currently utilised as a home office space and second lounge/study, the main living room with feature fireplace, a modern 23ft kitchen/diner complete with Quartz countertops, breakfast bar, integral dishwasher, mid height oven and 5 ring gas hob. A door from the kitchen leads to a separate utility room which in turn leads into the large integral garage. Completing the ground floor accommodation is a stunning family/games room to the rear

with pitched ceilings, uPVC patio doors opening to the rear garden and tri-folding doors opening through to the kitchen.

The first floor layout comprises a family bathroom - beautifully updated in 2022 which enjoys a roll top bath, double sink and double shower cubicle and a spacious landing leading to four bedrooms with a generous primary bedroom with fitted wardrobes and en-suite shower room.

Externally as previously mentioned is a blocked paved driveway providing ample amount of parking and a lovely mature, non-overlooked fully enclosed rear garden enjoying a large patio seating area perfect for entertaining guests and the whole family.

Further benefits include uPVC double glazing, gas radiator central heating, ev charging point, fitted air conditioning units and a water softener.

Overall, a fantastic property on offer.



Viewings

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

Council Tax: Wiltshire

Tax Band F For year 2024/25 = £3484.05

Tenure

Freehold

Mains Gas

Mains Water

Mains Drainage

Mains Electric

Internet Speeds Available of 1000Mbps (Ofcom)

Energy Efficiency Rating (England & Wales)

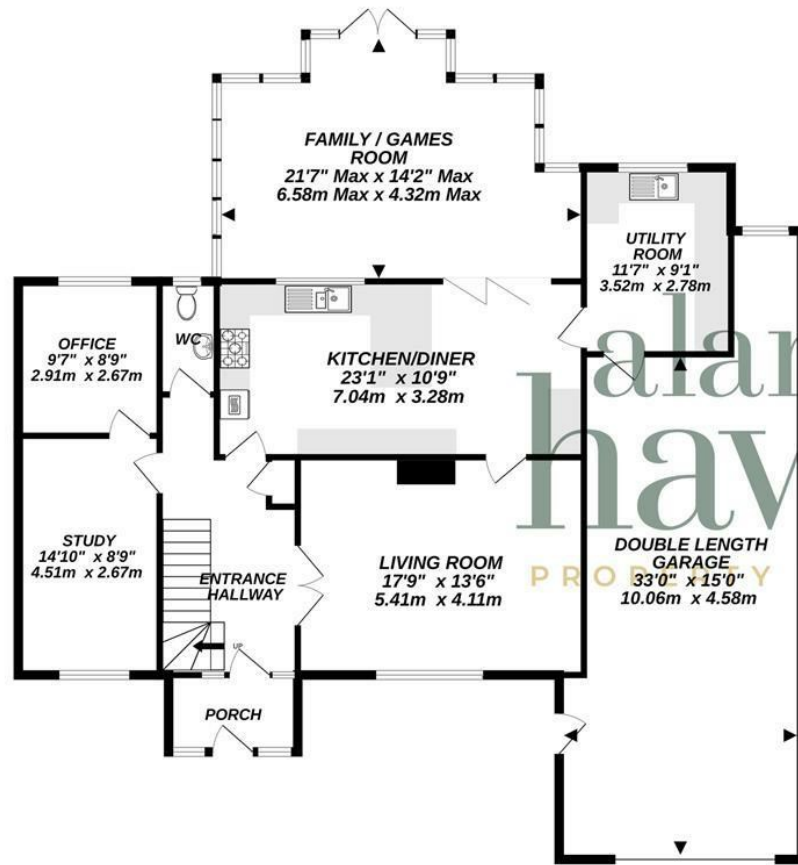
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



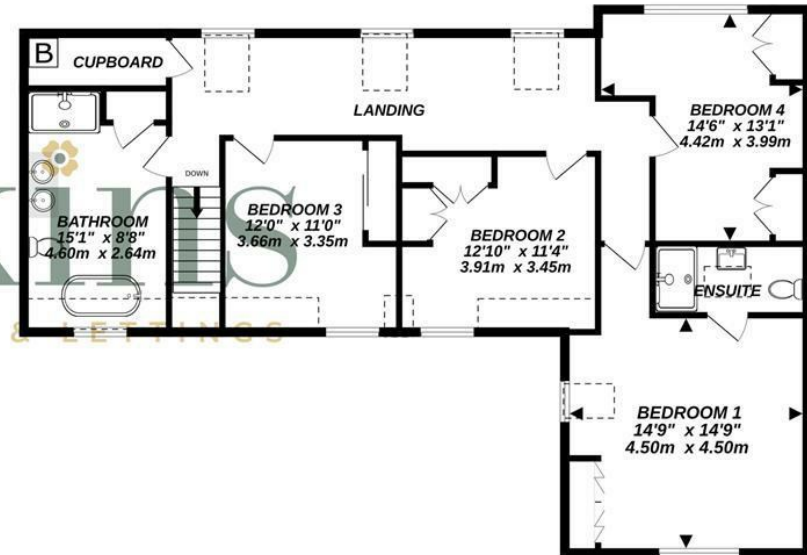




GROUND FLOOR
1761 sq.ft. (163.6 sq.m.) approx.



1ST FLOOR
1123 sq.ft. (104.3 sq.m.) approx.



TOTAL FLOOR AREA : 2884 sq.ft. (267.9 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

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

