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Hook Street, Royal Wootton Bassett, SN4 8EF

01793 840 222 | alanhawkins.co.uk

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PROPERTY SALES & LETTINGS



- Extended Four Bedroom Cottage
- Detached Double Garage
- Electric Private Double Gates
- Stunning Master Bedroom Suite
- Far Reaching Countryside Views

- Grounds Just Over 0.9 Acre
- Two Additional Outbuildings
- Outside Pool & Jacuzzi
- Second En-Suite & Family Bathroom

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19 Hook Street Royal Wootton Bassett, SN4 8EF

£1,125,000

An impressive Georgian cottage beautifully positioned within enclosed private grounds measuring just over 0.9 acre backing onto and surrounded by open countryside with far reaching views.

This stunning home has been greatly EXTENDED over the years and now provides spacious living accommodation.

Conveniently located, nestled between the towns of Swindon and Royal Wootton Bassett, this home is also only a short drive from J16 of the M4 Corridor making this a perfect position for commuting whilst enjoying the countryside lifestyle.

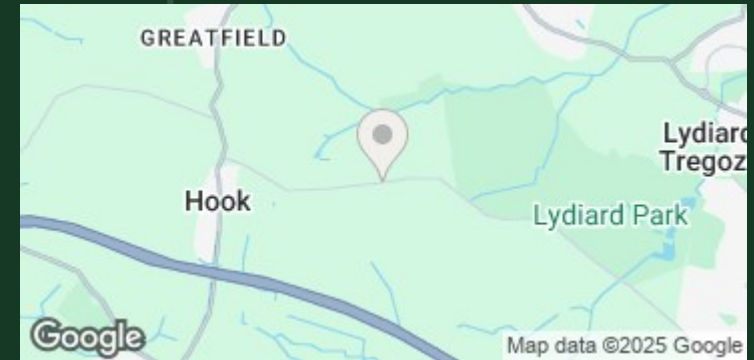
Accessed via a large driveway which is privately enclosed by electric double gates and surrounding hedgerow, which in turn, provides plentiful parking for several vehicles with the addition of a detached double garage to the side. Two additional useful outbuildings provide further enjoyment with a detached gym and a bar/games room tucked away in the corner of the garden having a separate changing room, ideal for a dip in the jacuzzi or swim in the outside pool.

Open the front door to be welcomed by an impressive reception hallway with gallery

landing, a large triple aspect living room with cast iron burner, a "secret" snug room privately tucked away with open fireplace and patio doors to a covered sun terrace making an ideal spot for evening relaxation, a newly fitted kitchen/breakfast room with integrated appliances which opens through to a conservatory/dining area, a separate utility room and cloakroom.

The first floor has an wonderful master bedroom positioned to the rear enjoying beautiful far reaching views complimented by a dressing area with built in wardrobes and a truly stunning en-suite with walk-in shower, free standing roll top bath, wc and two single sinks. Bedroom two also benefits a dressing area with built-in wardrobes and en-suite shower room, a further two good size bedrooms and a family bathroom.

All in all, a wonderful property which must be seen to fully appreciate what is on offer. Contact sole agents, Alan Hawkins Property Sales today for more details



Viewings

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

Council Tax: Wiltshire Council

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

Tenure

Freehold

Full fibre broadband available with average download speeds of 780 - 930 Mb/s

Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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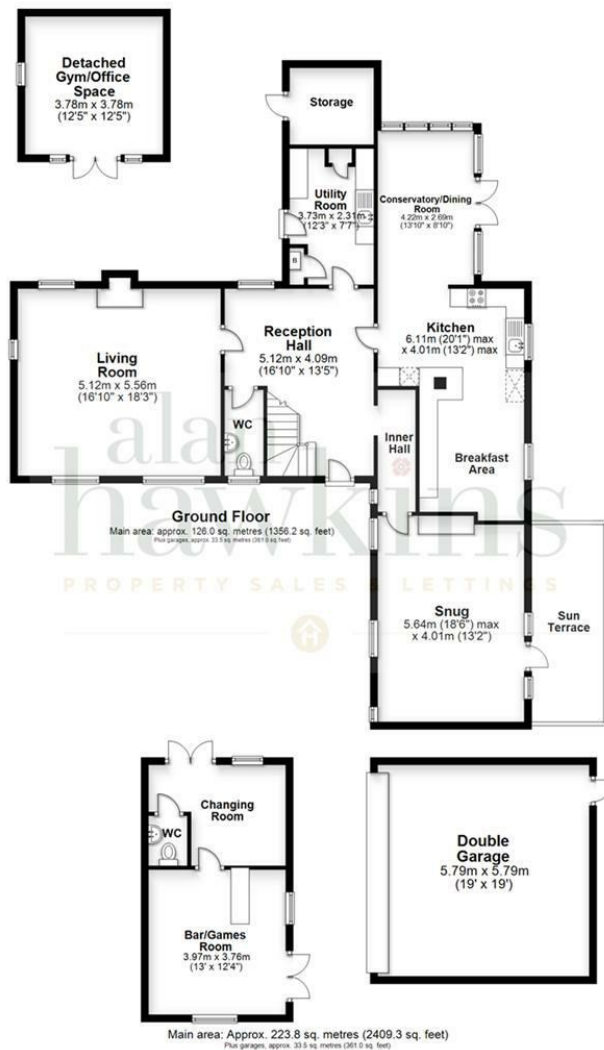
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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

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Alan Hawkins

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

