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Brooklands, Royal Wootton Bassett, SN4 7SE

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PROPERTY SALES & LETTINGS



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- Extended 4 Bedroom Detached House
- Edge of Town Location
- 20ft Kitchen/Diner
- Garage + Driveway parking
- NO ONWARD CHAIN
- Private & Exclusive Cul-De-Sac Location
- Close to Countryside Walks
- Utility Room
- Two Balconies

1 Brooklands

Royal Wootton Bassett, SN4 7SE

Guide price
£535,000

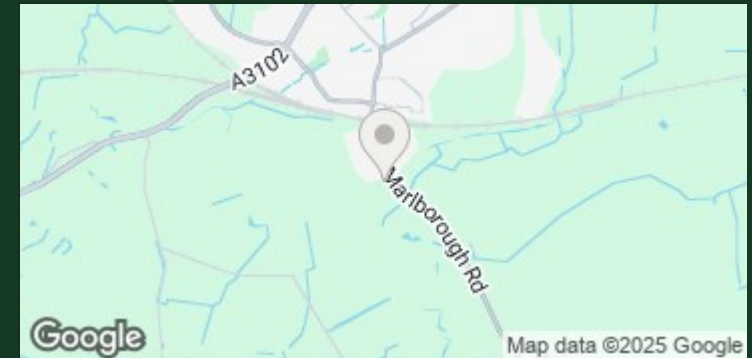
Nestled on the edge of Royal Wootton Bassett, this exceptional extended 4 bedroom property is located within a highly sought-after small development. Offering a blend of style and practicality, the accommodation begins with a spacious entrance hall featuring a staircase to the first floor and a useful understairs cupboard and cloakroom. The ground floor also includes a well-appointed kitchen/breakfast room, a separate utility room, internal access to the garage, and two generous reception rooms, perfect for entertaining or family living.

Upstairs, the first floor opens to a very spacious landing leading to the impressive master bedroom, complete with built-in wardrobes and a private balcony. Bedroom two also boasts its own balcony and an additional spiral staircase ascending to a versatile mezzanine level, currently used as a study. Completing the accommodation are two further double bedrooms and a spacious family bathroom.

Outside, the property features driveway parking, a garage, and two enclosed gardens to either end of the property, ideal for family enjoyment or outdoor gatherings.

Royal Wootton Bassett offers an excellent community and many amenities including the Academy Secondary School, a selection of primary schools, nurseries, shops, and local services. With convenient access to the M4 motorway and nearby Swindon offering fast rail links to London and Cardiff, this home perfectly balances town and countryside living.

An internal viewing is highly recommended to appreciate all this unique home has to offer.
Call Alan Hawkins Property Sales today.



Viewings

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

Council Tax: Wiltshire Council

Tax Band E For year 2024/25 = £2948.03

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: £520 p/a

Services:

Gas: Mains

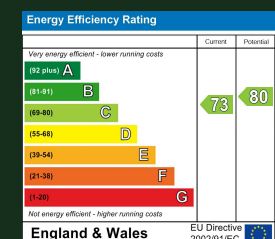
Electric: Mains

Water & Waste: Mains.

Flood Risk: None (Environmental Agency)

Internet Speeds: Up to 999 mbps (Ofcom)

Energy Efficiency Rating (England & Wales)









GROUND FLOOR
1018 sq.ft. (94.5 sq.m.) approx.

1ST FLOOR
869 sq.ft. (80.7 sq.m.) approx.

2ND FLOOR
107 sq.ft. (9.9 sq.m.) approx.



TOTAL FLOOR AREA : 1993 sq.ft. (185.2 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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