



alan  
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Swallows Mead, Royal Wootton Bassett, Swindon, SN4 8QA

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

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PROPERTY SALES & LETTINGS





- 4 Bedroom Detached
- Corner Plot
- Situated on the Fringes of Royal Wootton Bassett
- Close to Countryside Walks
- Caravan/Motorhome Parking
- Double garage
- Non-Estate Location
- Local Amenities just a 2-3 Min Walk.
- Solar Panel (owned)
- Viewing recommended

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01494 600000 | 01494 600001 | 01494 600002



# 5 Swallows Mead Royal Wootton Bassett SN4 8QA

£475,000

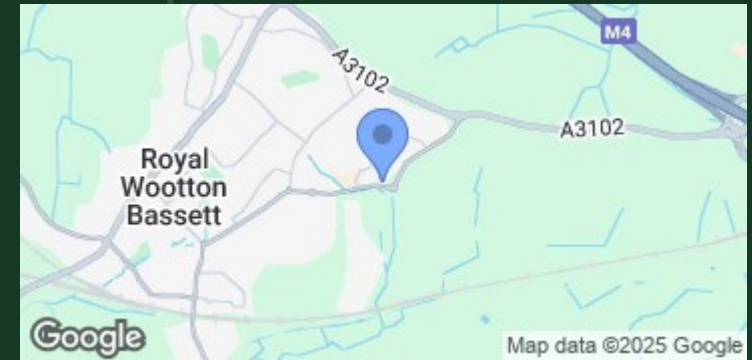
This superb four-bedroom family home, situated in a rare non-estate cul-de-sac on the sought-after southeastern edge of Royal Wootton Bassett, is a must-see! Boasting easy access to local amenities and excellent transport links, including the main bus route to Chippenham and Swindon, this property is perfectly located for modern family living.

Occupying a spacious corner plot, the home offers side and rear gardens, a 3-4 car driveway, and a double garage. A hinged fence provides access to a gravelled hardstanding, perfect for securely parking a caravan or motorhome.

The ground floor features an entrance hall with a handy cloaks cupboard and WC, a dual-aspect lounge filled with natural light, a separate dining room for family meals, and a well-equipped kitchen leading to a practical utility room.

Upstairs, a galleried landing leads to four bedrooms, including three generous doubles and a comfortable single. The master bedroom impresses with its own en-suite shower room, while the other bedrooms share a well-appointed family bathroom.

With owned solar panels for lower energy bills, uPVC double glazing, and gas central heating, this home is both energy-efficient and full of potential. There's even scope for future enhancements (subject to planning permission).



## Viewings

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

## Council Tax: Wiltshire Council

Tax Band E For year 2024/25 = £2,948.03

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: n/a

Gas: Mains

Electric: Mains

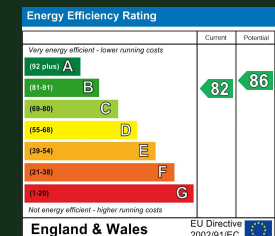
Water and Waste: Mains.

Solar Panels (Owned)

Flood Risk: None

Internet Speeds:

## Energy Efficiency Rating (England & Wales)

















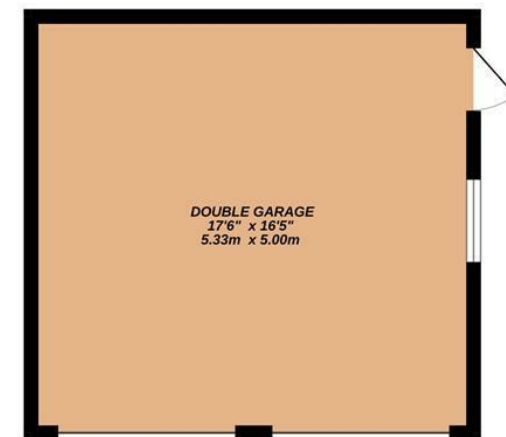
GROUND FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR  
556 sq.ft. (51.6 sq.m.) approx.



GARAGE  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 1435 sq.ft. (133.3 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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