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Fox Brook, Royal Wootton Bassett, SN4 8QD

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PROPERTY SALES & LETTINGS



- Impressive 5 Bedroom Detached Family Home
- Stunning Master Bedroom Suite With Dressing Room
- Four Reception Rooms
- Separate Utility Room & WC
- Garage & Driveway Parking For At Least 4 Vehicles

- Over 2300sq ft Of Accommodation
- Two En-Suites Shower Rooms
- Beautiful Open Plan Kitchen/breakfast Room
- Fully Lit Landscaped Rear Garden
- Viewings Highly Recommended!

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PROPERTY SALES & LETTINGS

16 Fox Brook

Royal Wootton Bassett, SN4 8QD

£595,000

Nestled in the desirable area of Fox Brook, Royal Wootton Bassett, this truly impressive detached family home offers a perfect blend of space, comfort, and modern living. With five generously sized bedrooms and two en-suites, this property is ideal for families seeking room to grow or those who enjoy hosting guests.

The ground floor and entrance hallway provides a welcoming feeling as soon as you walk through the front door. This 'ground floor' features three double bedrooms, one en-suite shower room, a family bathroom and a home office room.

Down the stairs to a beautifully designed kitchen/breakfast room incorporating full height integrated fridge & freezer, dishwasher oven & hob, matching wall and base units under a tastefully chosen Quartz countertop as well as a separate utility room. There are four well-appointed reception rooms all to the lower ground floor providing ample space for relaxation or perfect for entertaining with all rooms fitted with bi-folding doors for a modern open plan feel. Each room is designed to create a warm and inviting

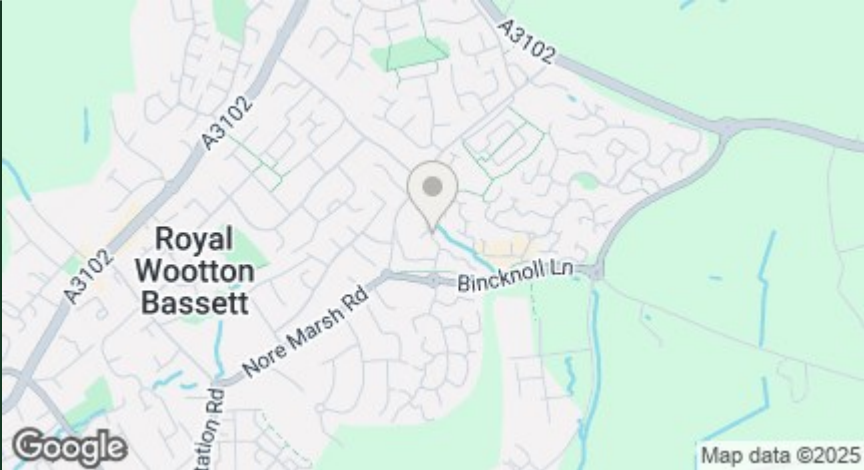
atmosphere, making it easy to envision family gatherings or quiet evenings in.

Up the stairs to the first floor you find a stunning bedroom suite complete with a 20ft double bedroom with Juliet balcony, a separate study or second office, dressing room and a beautiful four piece en-suite.

With three bathrooms, including en-suite facilities, morning routines will be a breeze, ensuring that everyone has their own space to prepare for the day ahead.

Parking is a significant advantage of this property, with space available for up to five vehicles, making it convenient for families with multiple cars or for entertaining guests.

This delightful home in Royal Wootton Bassett with its spacious layout and prime location, presents an excellent opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this wonderful property your new home.



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

Tenure

Freehold

Gas - Mains

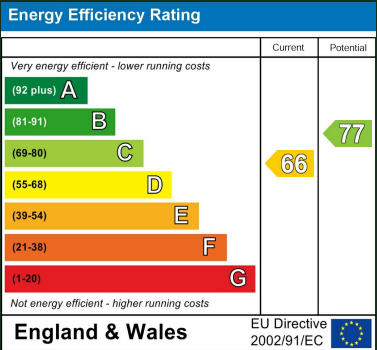
Electric - Mains

Water - Mains

Drainage - Mains

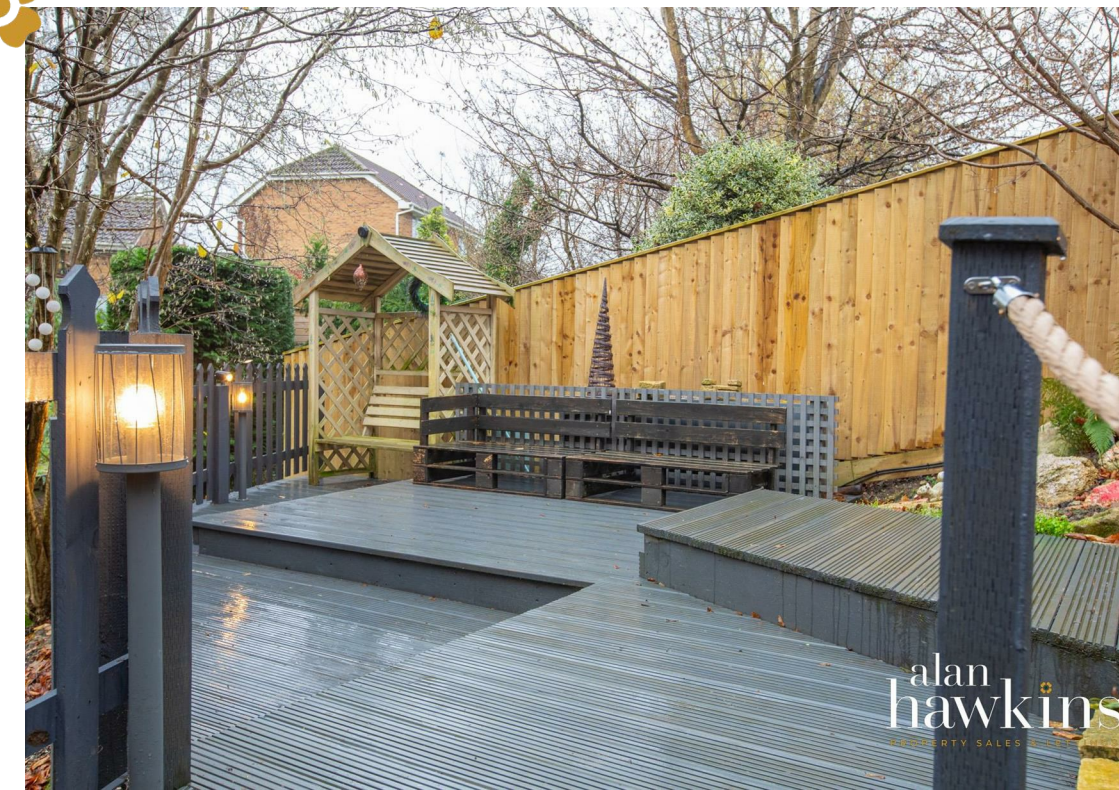
Internet - Up to 1600* Mbps available download speed

Energy Efficiency Rating (England & Wales)

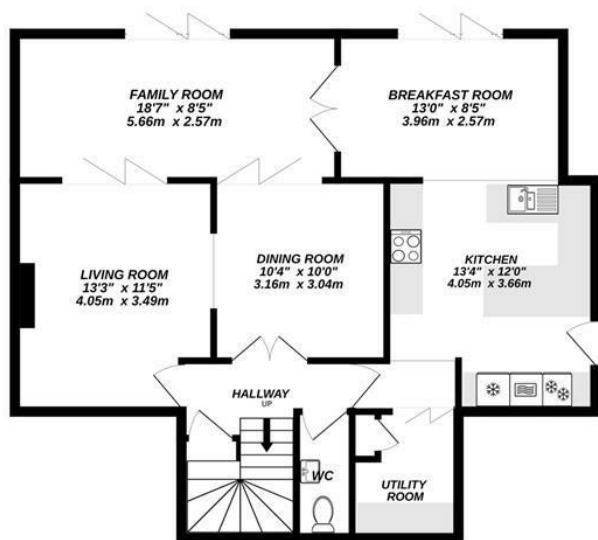




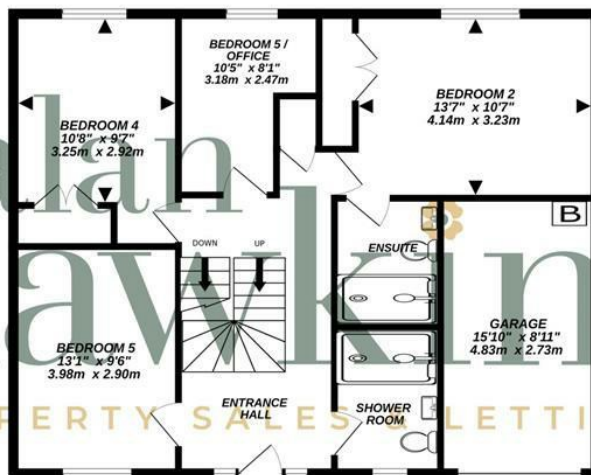




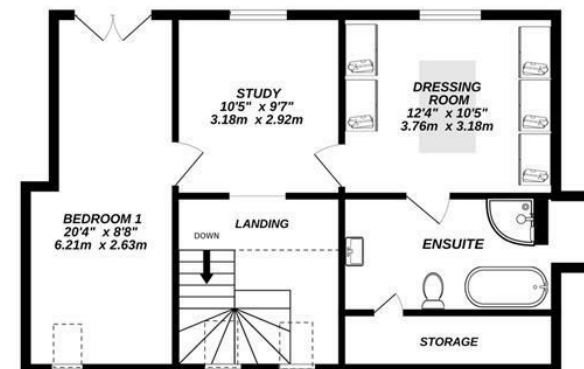
LOWER GROUND FLOOR
823 sq.ft. (76.4 sq.m.) approx.



GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 2322 sq.ft. (215.7 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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