



Branscombe Drive, Royal Wootton Bassett, SN4 8HP

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PROPERTY SALES & LETTINGS



- Twice Extended Four Bedroom House
- Desirable Location
- Two Reception Rooms
- En-Suite Shower Room
- Modern Gas Boiler
- Beautifully Landscaped 85ft Rear Garden
- Kitchen/Breakfast Room
- Downstairs WC
- uPVC Double Glazing
- Onward Chain Complete

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6 Branscombe Drive

Royal Wootton Bassett, SN4 8HP

£499,995

Located in a highly desirable area, this beautifully extended four-bedroom home offers generous living space and a stunning 85ft landscaped rear garden, perfect for families or those who love to entertain. Thoughtfully designed, this property provides both comfort and functionality across two floors.

Upon entering, you're welcomed by a spacious entrance hallway leading to two inviting reception rooms - a bright living room and a dining room with patio doors opening to the rear garden. The kitchen/breakfast room is well-equipped, featuring a utility area and a second set of patio doors for seamless indoor-outdoor living. Additional features include a downstairs WC and an integral door to the garage for added convenience.

Upstairs, the home continues to

impress with a dual-aspect family bathroom, three generously sized double bedrooms, and a fourth single bedroom, ideal as a nursery or home office. The primary bedroom benefits from an en-suite shower room, adding a touch convenience to this already desirable home.

With uPVC double glazing, gas radiator central heating, and a fantastic location, this well-presented property is a must-see for buyers seeking space, style, and convenience in Royal Wootton Bassett.

Don't miss out, schedule your viewing today!



Viewings

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

Council Tax: Wiltshire Council

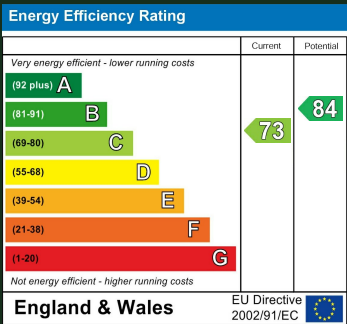
Tax Band F For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

- Gas - Mains
- Electric - Mains
- Water - Mains
- Drainage - Mains
- Internet - Up to 1600* Mbps available download speed

Energy Efficiency Rating (England & Wales)

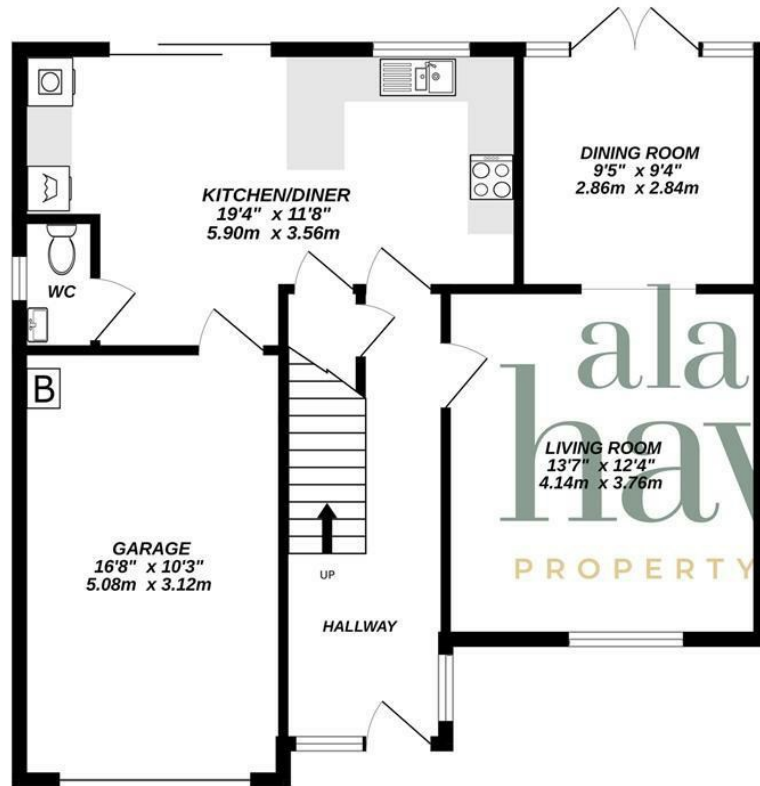




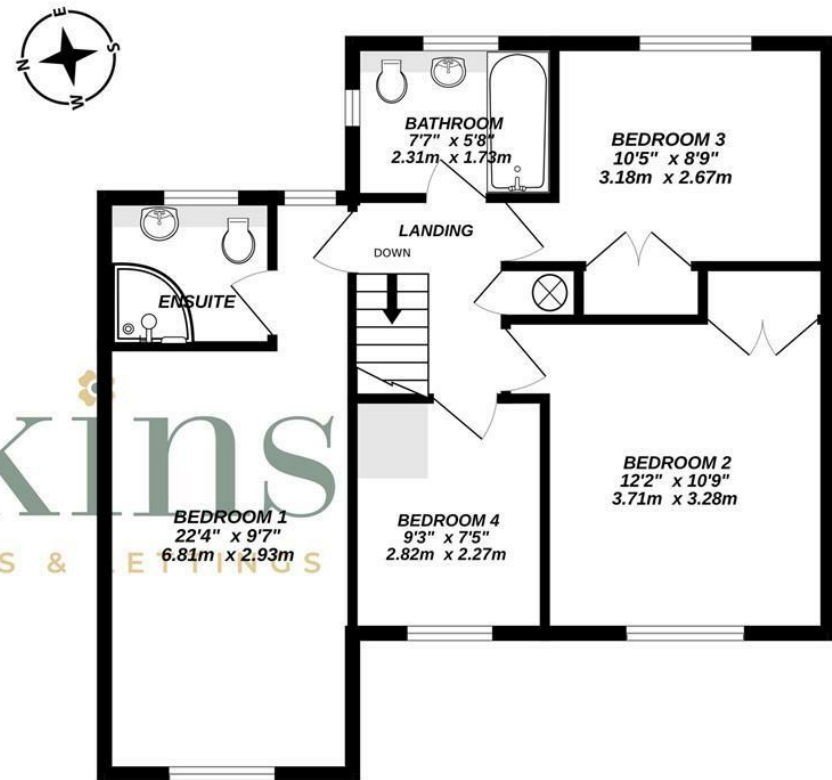




GROUND FLOOR
739 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 1377 sq.ft. (127.9 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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