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PROPERTY SALES & LETTINGS

Rope Yard, Royal Wootton Bassett, SN4 7BW

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- Extended Detached Bungalow
- Prime & Desirable Location
- Driveway Parking
- Lounge/Diner
- Second Reception Room
- Three Bedrooms
- Rare To The Market
- Two en-Suite Shower Rooms
- Conservatory
- No Onward Chain

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# Rasam Rope Yard

## Royal Wootton Bassett, SN4 7BW

£475,000

For sale with NO ONWARD CHAIN is this rarely available, extended, three bedroom DETACHED Bungalow with DRIVEWAY PARKING situated in a prime location just yards from Royal Wootton Bassett High Street.

Positioned in one of Royal Wootton Bassett's most desirable and rarely available locations, this extended three-bedroom detached bungalow offers a unique opportunity to enjoy peaceful, single storey living just a stone's throw from the vibrant High Street and its wealth of local amenities.

To the front, the property benefits from private and gated driveway parking, providing convenient off-street space in this central setting. To the rear, a well maintained, south-west facing garden offers a private retreat, not overlooked and bathed in afternoon sun perfect for relaxing or entertaining.

Internally, the accommodation is both spacious and flexible with an entrance hallway which leads to the heart of the home: a 23ft lounge/diner that flows seamlessly into a charming conservatory, creating a bright and airy space to relax and entertain.

The well-appointed kitchen/breakfast room

provides plenty of storage and workspace. There is also a lobby leading to the rear garden and separate cloakroom. The main bedroom is a generous double, served by a Jack and Jill style shower room, shared with the hallway for guest access.

A separate internal hallway from the kitchen leads to two further bedrooms, one of which benefits from an en-suite shower room. Completing the layout is a versatile second reception room, ideal as a home office or study, with patio doors opening onto the garden for indoor-outdoor living.

Further benefits of this wonderful bungalow includes uPVC double glazing and gas radiator central heating.

Viewings are highly recommended to fully appreciate everything this home has to offer.



### Viewings

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

### Council Tax: Wiltshire

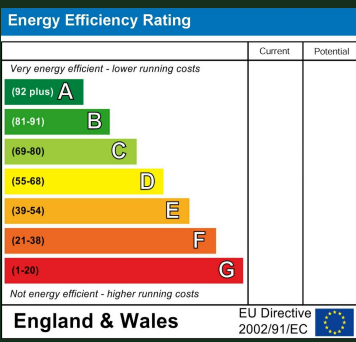
Tax Band E For year 2025/26 = £3120.75  
For information on tax banding and rates, please call Wiltshire

### Tenure

Freehold

- Gas - Mains
- Electric - Mains
- Water - Mains
- Drainage - Mains
- Internet - Up to 900\* Mbps available download speed

### Energy Efficiency Rating (England & Wales)







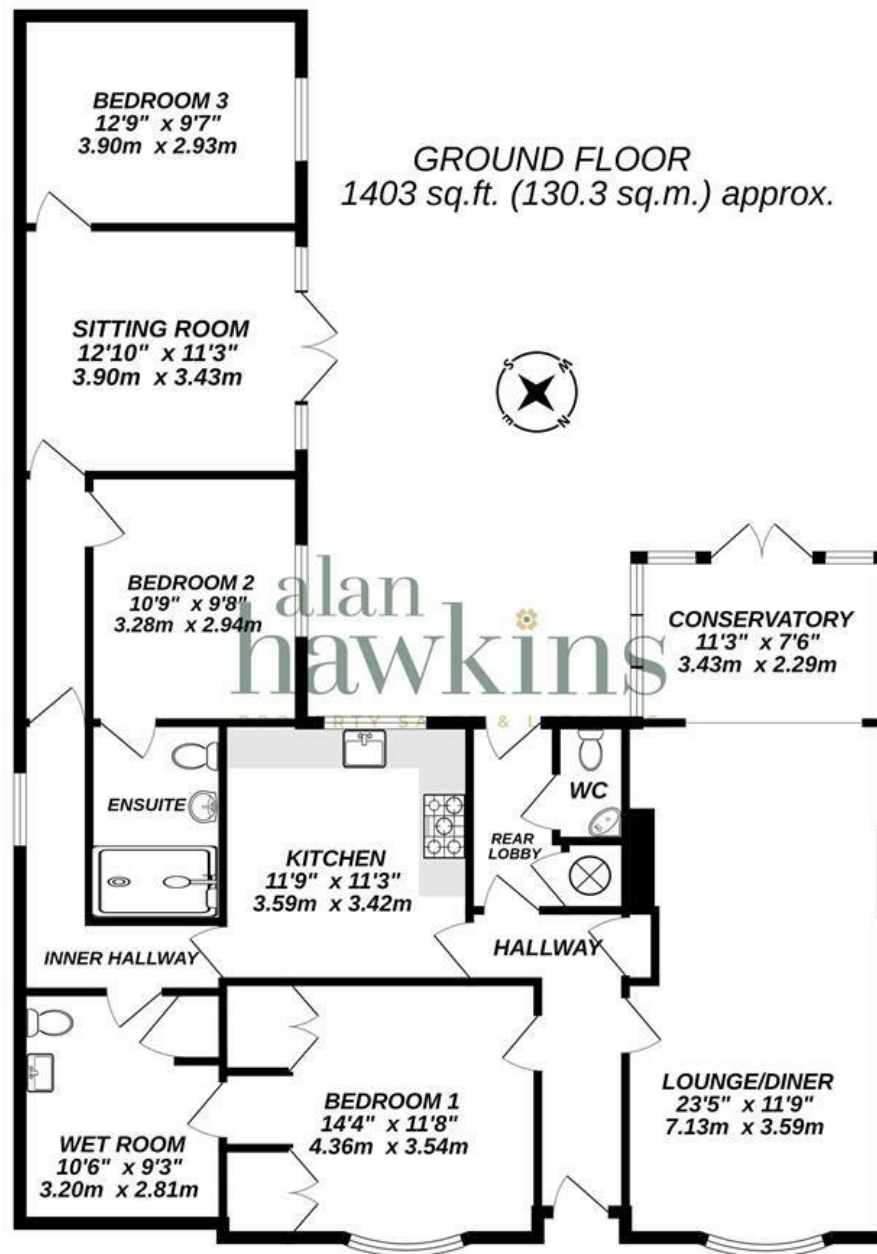












TOTAL FLOOR AREA : 1403 sq.ft. (130.3 sq.m.) approx.

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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## Alan Hawkins

26/26a High Street,  
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Wiltshire, SN4 7AA

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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.

