



Brynards Hill, Royal Wootton Bassett, SN4 7ER

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Twice Extended Bay Windowed Semi-Detached

South West Elevated Views

2/3 Car Driveway

Wonderful Garden

No Onward Chain.

Top of Cul-De-Sac Location

First Time Available in 60 Years!

Attached Garage

Well Maintained and Presented

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# 29 Brynards Hill, Royal Wootton Bassett

## Royal Wootton Bassett, SN4 7ER

**£379,950**

Available for the first time in 60 years, this bay-fronted semi-detached home occupies a sought-after position at the top of Brynards Hill, just a short walk from the town's High Street and local amenities.

Twice extended the property now offers a more generous footprint than its original design, providing flexible accommodation while retaining the character of a traditional 1930s home. The ground floor includes two principal reception rooms, a kitchen and extended rear living space.

Upstairs, the property offers well-proportioned bedrooms and a family bath/shower room, with views to the rear across established gardens.

Outside, the home is set back from the road with a garden laid to lawn and paved driveway parking leading to the attached garage with up and over doors to both front and rear. The rear garden is of a good size, enclosed and established and enjoys a south west aspect.

Further benefits include uPVC double glazing throughout and gas radiator central heating.

A rare opportunity to purchase a long-held family home in a well-regarded location, ideal for those looking and settle into this popular part of Royal Wootton Bassett. Call Alan Hawkins Property Sales to arrange a viewing.



### Viewings

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

### Council Tax: Wiltshire Council

Tax Band D For year 2025/26 = £2553.34

For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire. SN15 1ER. Tel: 0300 456 0109

### Tenure

Freehold

### Services

Gas: Mains

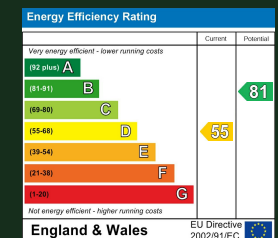
Electric: Mains

Water & Waste: Mains

Flood Risk: Very Low (Environmental Agency)

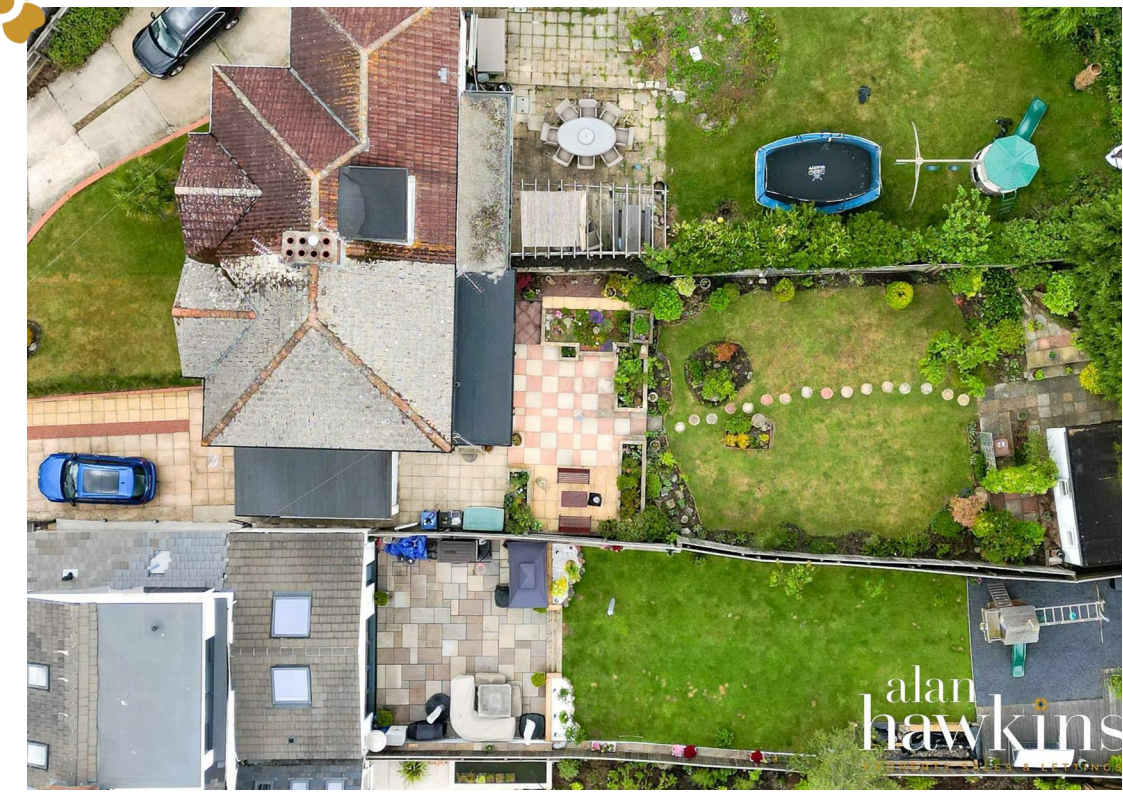
Internet Speeds: Up to 1000 mbps (Ofcom)

### Energy Efficiency Rating (England & Wales)

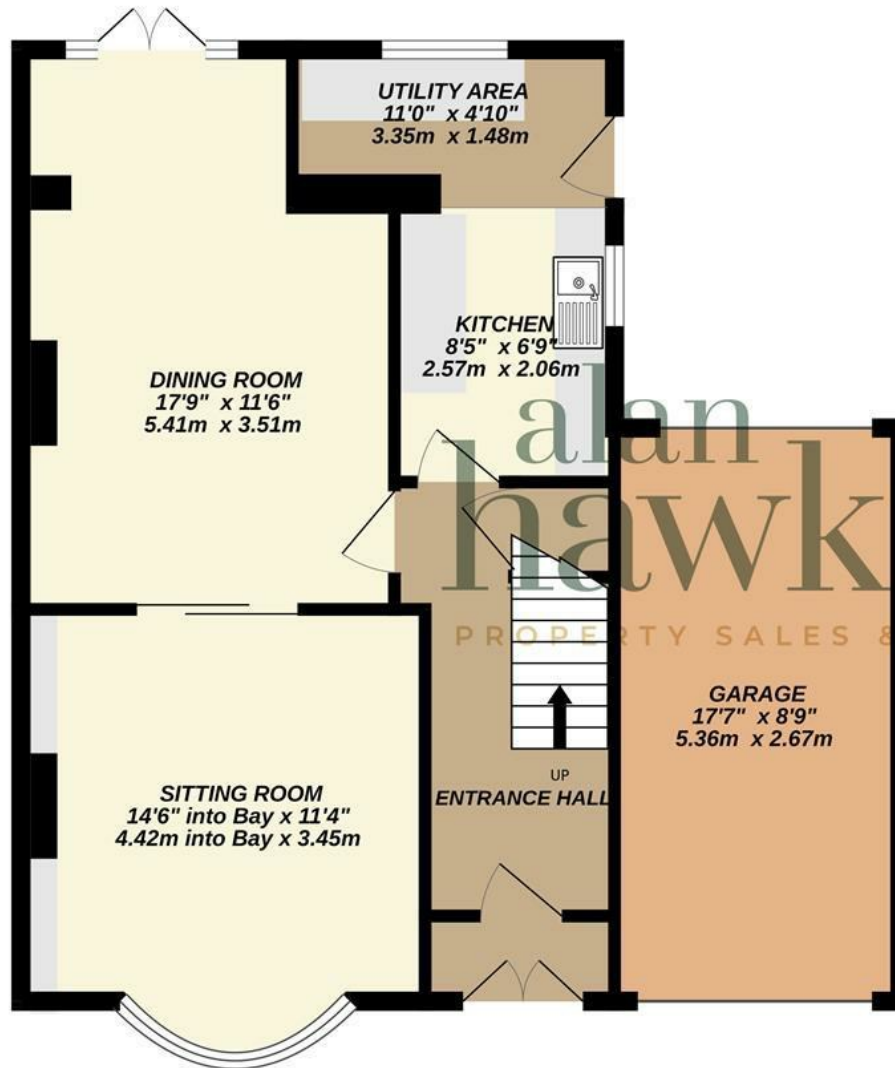




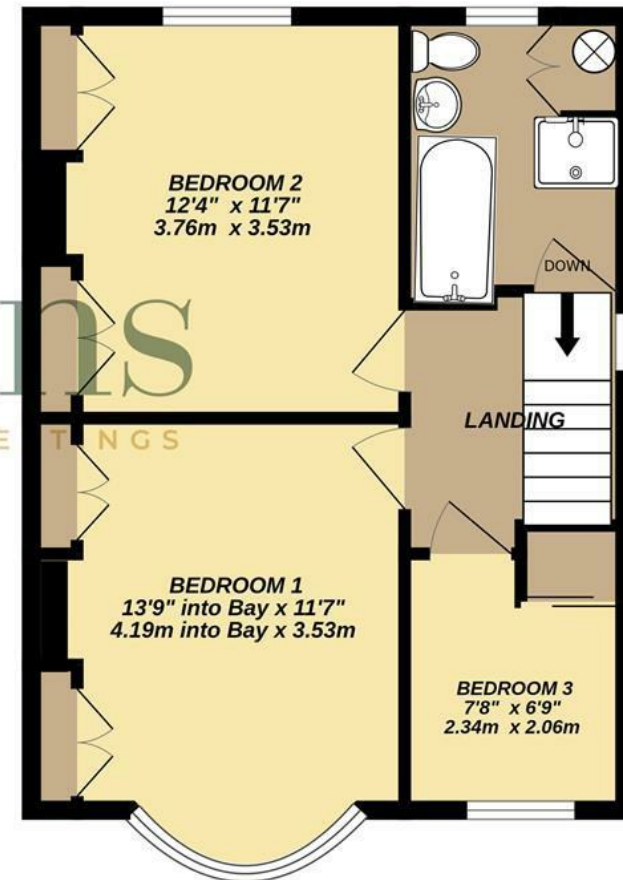




GROUND FLOOR  
683 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1130 sq.ft. (105.0 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,  
Royal Wootton Bassett  
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.

