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Church Street, Royal Wootton Bassett, SN4 7BQ

01793 840 222 | alanhawkins.co.uk

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PROPERTY SALES & LETTINGS

A photograph of a garden with a greenhouse, a brick wall, and a church tower in the background. The garden is filled with various plants, including daisies and potted plants. The greenhouse has a green frame and a glass roof. The brick wall is made of red bricks. The church tower is made of stone and has a pointed roof.

Wonderful Edwardian House

4 Bedrooms

Garage + Parking

Kitchen/Dining Room

Charming Features

50-100 yds from High Street

Detached Garden Room/Studio

26ft Bay Windowed Lounge

En-Suite Shower Room

Must Be Viewed.

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53 Church Street, Royal Wootton Bassett Swindon, SN4 7BQ

£675,000

A superb four-bedroom cottage with Edwardian facade set in a highly sought-after location, just a short stroll from the town's main High Street, offering convenient access to all local amenities. This exceptional property also features a two-storey converted stable plus garden room, suitable for use as a studio or home office.

Under the current ownership, the home has undergone an extensive programme of restoration and improvement, including a partial re-wire and the installation of bespoke double glazed sash and casement windows throughout.

A beautiful stained glass entrance door opens into a welcoming hallway, giving access to the two principal reception rooms and kitchen, as well as a trap door leading to the cellar. The spacious dual-aspect lounge/diner, complete with a feature bay window, provides an inviting space for family living and entertaining. The kitchen has been thoughtfully opened into the former dining room, creating a bright and sociable day space or breakfast area.

The kitchen is fitted with high-quality units topped with granite work surfaces and

features integrated high end appliances including a dishwasher and fridge, along with a prestigious 'Lacanche' range cooker. A separate utility room provides additional storage, rear access, and internal entry to the garage, which benefits from an electric roller door.

Upstairs, there are four bedrooms—three of which are generous doubles. The main bedroom enjoys its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

Outside, the property is complemented by a charming walled front garden and a mature rear garden with patio, lawn, and lovely views towards the 13th-century church. Further highlights include gas radiator central heating via a modern boiler and unvented tank and increased loft insulation levels.

This is a truly rare opportunity to own a beautifully restored character home in a prime position. Early viewing is highly recommended—contact Alan Hawkins Estate Agents to arrange your appointment



Viewings

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

Council Tax: Wiltshire Council

Tax Band E For year 2025/26 = £3,120.75
For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire. SN15 1ER. Tel: 0300 456 0109

Tenure

Freehold

Services

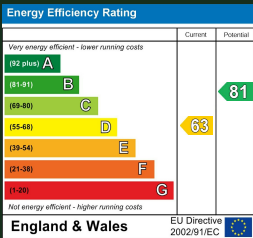
Internet Speeds: Up to 1000 mbps

Flood Risk: Very Low

Electric: Mains

Water & Waste: Mains

Energy Efficiency Rating (England & Wales)

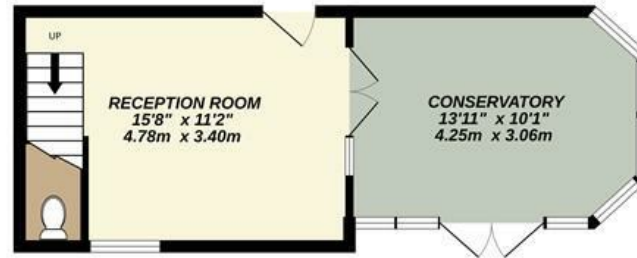




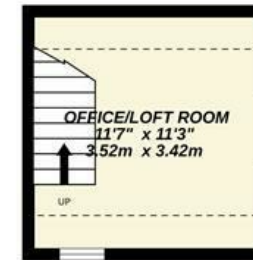




GARDEN STUDIO GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



STUDIO FIRST FLOOR
130 sq.ft. (12.0 sq.m.) approx.



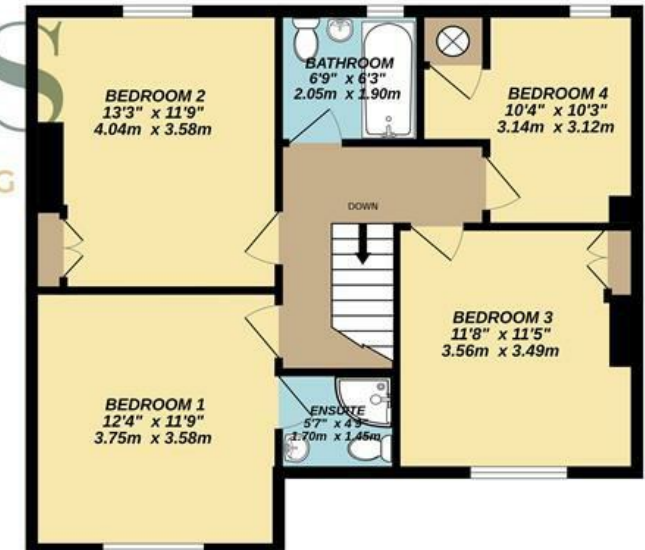
BASEMENT
151 sq.ft. (14.1 sq.m.) approx.



GROUND FLOOR
945 sq.ft. (87.9 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 2201 sq.ft. (204.4 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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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.

