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Honeyhill, Royal Wootton Bassett, SN4 7DX

01793 840 222 | alanhawkins.co.uk

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PROPERTY SALES & LETTINGS



- Desirable 3 Bedroom Detached Bungalow
- Close to High Street
- Spacious and Modern Kitchen Breakfast Room
- Delightful Bath/Shower Room
- Sunny Corner Position

- Prime Post Code Location
- Brand New Insulated Garden Room
- Two Receptions
- Garage _ Off Road Parking
- No Onward Chain

11 Honeyhill

Royal Wootton Bassett, SN4 7DX

£575,000

A very well-presented detached bungalow set within an enviable plot in one of Royal Wootton Bassett's most desirable locations.

Occupying generous corner plot, the property offers excellent potential for substantial extension (subject to planning) while still retaining a large outdoor space. The recently added garden room provides a versatile modern retreat, ideal for work, relaxation or hobbies.

The accommodation includes a spacious reception hallway, an impressive L-shaped sitting room with an open fireplace and elevated south-facing views, a dedicated home office, and a superb kitchen/family room that forms the heart of the home. Adjoining this is a separate utility room and useful wet room. An inner hallway leads from the sitting room to three well-proportioned double bedrooms and a contemporary family bathroom featuring a corner bath and oversized shower.

The property also benefits a south-facing raised decking area accessed from the

sitting room –providing excellent outdoor entertaining space. Additional features include an integral garage with mezzanine storage and natural lighting from a Velux window, a block-paved driveway with parking for three vehicles, gas central heating, and UPVC double glazing.

Offered for sale with no onward chain, early viewing is highly recommended.



Viewings

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

Council Tax: Wiltshire Council

Tax Band E For year 2025/26 = £3120.75
For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

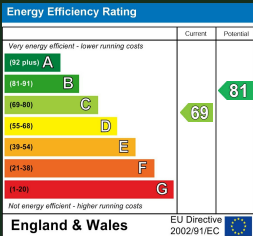
Tenure

Freehold

Management Fee

Flood Risk: Very Low (Environmental Agency)
Internet Speeds: Up to 1000 mbps (Ofcom)
Gas: Mains
Electric: Mains
Water + Waste: Mains

Energy Efficiency Rating (England & Wales)



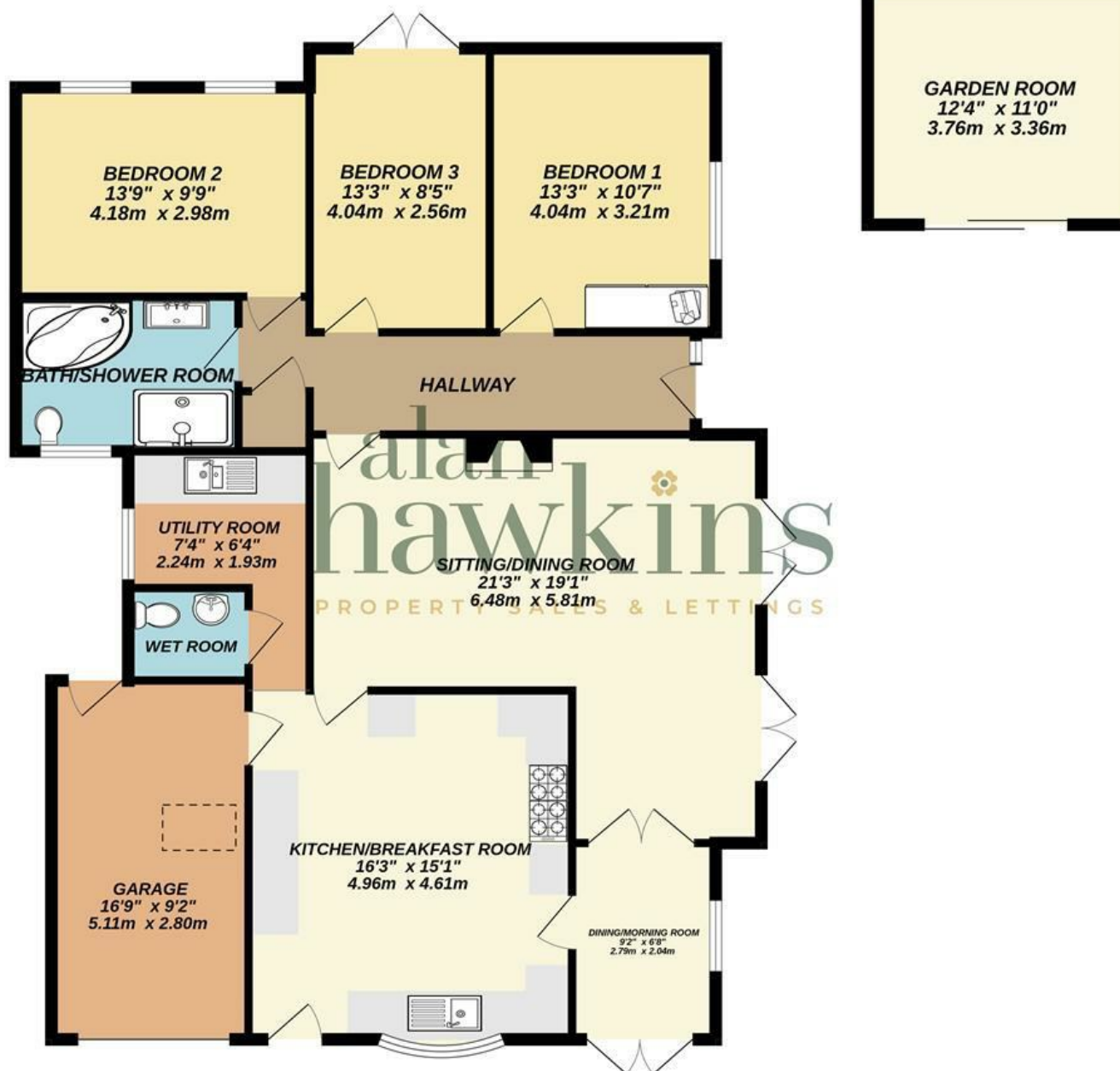






GROUND FLOOR
1435 sq.ft. (133.3 sq.m.) approx.

1ST FLOOR
136 sq.ft. (12.6 sq.m.) approx.



TOTAL FLOOR AREA: 1571 sq.ft. (145.9 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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Alan Hawkins

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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.

