



15, Bolingbroke Close, Hook, SN4 8ED

Guide Price £350,000

richard james

Village & Country Homes

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Bolingbroke Close

Hook

Freehold

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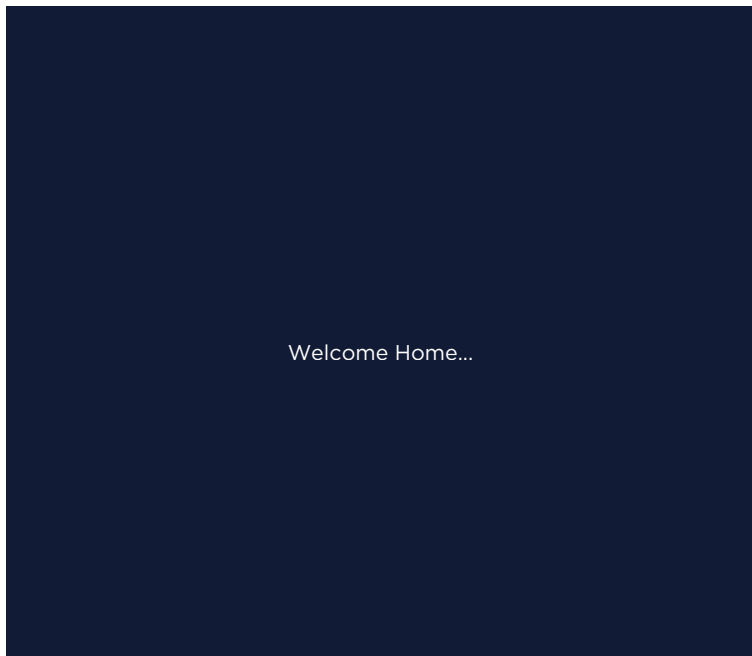
HUGE POTENTIAL TO EXTEND AND IMPROVE (STPP), this three-bedroom semi-detached home set in a cul-de-sac road in Hook is positioned on a generous corner plot and offers endless possibilities. With two large outbuildings, there's plenty of room to create a unique space tailored to your needs, whether that's an annexe, a separate dwelling, a work-from-home area or much more.

The property comprises an entrance hall, lounge, additional reception room, kitchen, utility, cloakroom, and conservatory. Upstairs, there are three well-sized bedrooms and a family bathroom. The two outbuildings in the garden provide fantastic potential, and there is driveway parking at the front for added convenience.

Hook is a small village in Wiltshire, located between Royal Wootton Bassett and Purton, just north of the M4 Junction 16. Wootton Bassett offers a great selection of schools, local shops, and restaurants, making this an ideal location for families and commuters alike.

Agent's Note:

The Dining Room and Conservatory were added to the property over 25 years ago without planning permission. However, due to the time that has passed, they may be immune from enforcement under the applicable limitation period. Buyers are advised to make their own inquiries with the local planning authority for further clarification.













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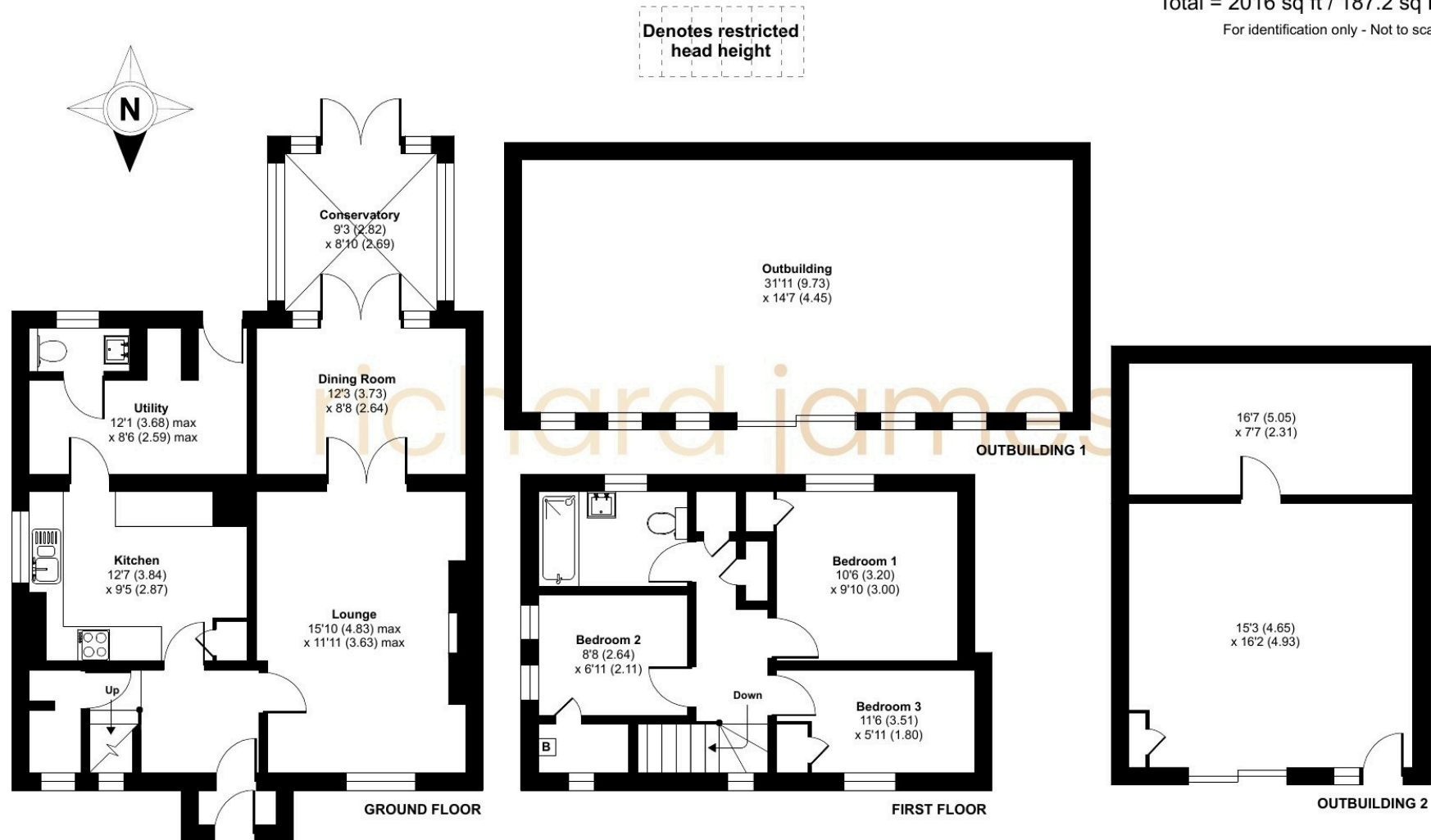
Floorplan

Approximate Area = 1160 sq ft / 107.7 sq m

Outbuildings = 856 sq ft / 79.5 sq m

Total = 2016 sq ft / 187.2 sq m

For identification only - Not to scale



01793 855 117

rwb@richardjames.uk

139 High Street | Royal Wootton Bassett | SN4 7AY

richard james

richardjames.uk