



35, High Mead, Royal Wootton Bassett, SN4 8LP

Guide Price £465,000

richard james

Village & Country Homes

richard
james



High Mead

Royal Wootton Bassett

Freehold



If you're looking for the perfect family home, you've come to the right place.

Set in the popular Woodshaw Estate in the market town of Royal Wootton Bassett, this five-bedroom link-detached house has everything you need to accommodate a growing family. With shops, takeaways, and highly rated schools all within walking distance, this home truly redefines the meaning of "convenience."

The property has been exceptionally well cared for, allowing you to move straight in while still having the opportunity to modernise and put your own stamp on it.

Inside, you are greeted by an inviting hallway and a generously sized cloakroom. The fully fitted kitchen offers ample storage and worktop space – perfect for those who love cooking and baking.

The spacious sitting room features a beautiful fireplace electric fire (though there is piping available for a gas fire) and direct access to the garden via French doors. Sliding doors lead you to the dining room, where windows frame views of the rear garden and fill the space with natural light.

Upstairs, you'll find three well-proportioned double bedrooms, all with built-in storage, including a master bedroom with its own en-suite shower room. The family bathroom benefits from plenty of storage and a large airing cupboard.

The second floor is home to two further bedrooms, both well-sized with dual-aspect Velux windows offering far-reaching views over Woodshaw.

The private rear garden is mainly laid to lawn and features patio areas – perfect for children to play, summer barbecues, or even toasting marshmallows on a crisp winter evening. A pedestrian door leads to the larger-than-average (one-and-a-half size) garage, complete with lighting and power.

At the front, a generous driveway provides off-road parking for several vehicles, including space for a caravan or motorhome.



This property is ideally located for the High Street, which offers a wide variety of shops, and falls within the catchment area for the "Outstanding" Royal Wootton Bassett Academy. Leisure and shopping centres can be found locally and in nearby Swindon, which also provides mainline rail links to London, Bristol, and other major cities. Junction 16 of the M4 is just a five-minute drive away, and regular bus services run every twenty minutes to Swindon and Chippenham.

Welcome Home...











Floorplan

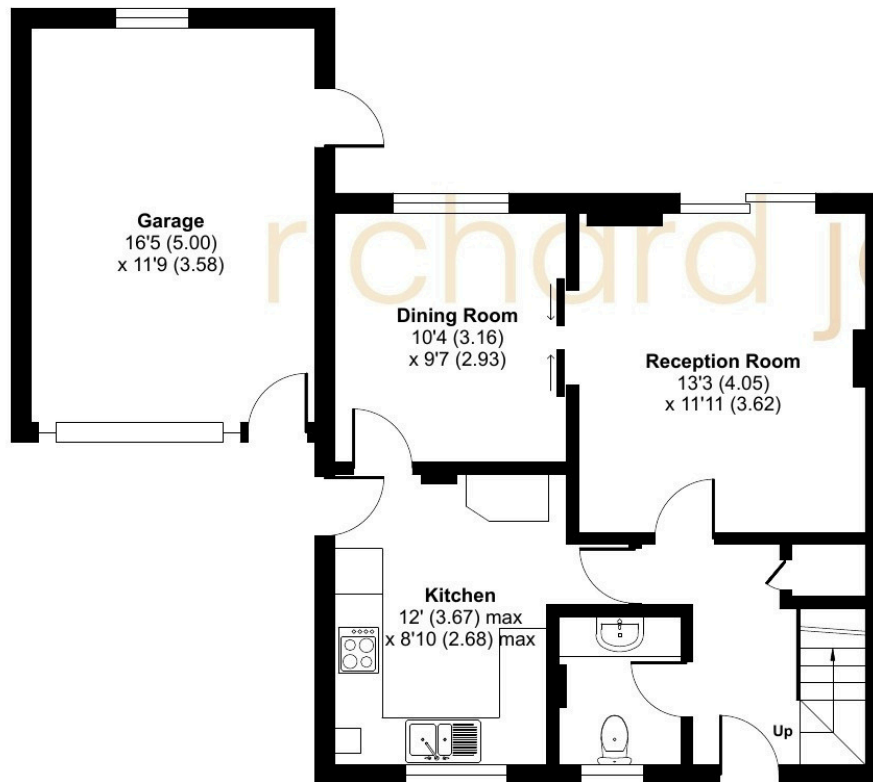


Approximate Area = 1275 sq ft / 118.4 sq m

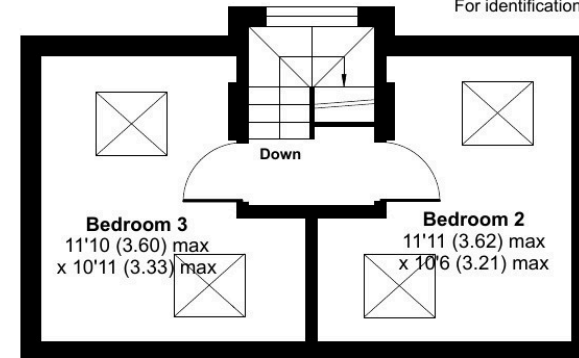
Garage = 193 sq ft / 17.9 sq m

Total = 1468 sq ft / 136.3 sq m

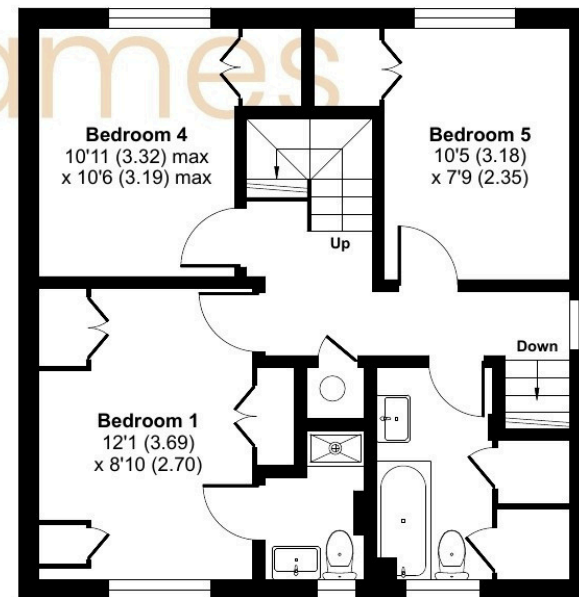
For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

01793 855 117

rwb@richardjames.uk

139 High Street | Royal Wootton Bassett | SN4 7AY

richard james

richardjames.uk