



**Connells**

Timberdale House Coped Hall  
Royal Wootton Bassett Swindon



# Timberdale House Coped Hall Royal Wootton Bassett Swindon SN4 8ES

for sale offers over  
**£425,000**



## Property Description

An exciting opportunity to acquire this substantial stone built property from the 1850's. The main house has been renovated to provide a well-proportioned four double bedroom home, whilst the single storey side extension has full planning to be converted into two large 2-bedroom apartments.

Briefly the main accommodation comprises of entrance hall, cloakroom, two large reception rooms, kitchen, utility room, four double bedrooms and family bathroom.

The converted barn with flat roof offers ground floor living consisting of separate entrance hall, breakfast bar / bar area, reception room, four bedrooms complete with en-suite, storage room and garage.

The complete site spans 0.22 acres / with 3000+ sq ft of property offering loads of potential!

Viewing Highly Recommended!

## Ground Floor Accommodation

### Entrance Hall

Solid wooden front door and uPVC windows to front and side, separate WC & basin incorporated, Radiator

### Family Room

20' 1" x 17' Maximum ( 6.12m x 5.18m Maximum )

uPVC glazed windows to front aspect, multi-fuel wood burner, television, Fibre Broadband and telephone point, radiator.

### Media Room

20' 1" x 12' ( 6.12m x 3.66m )

uPVC glazed window to front aspect, television point, and radiator.

### Utility Room/Washroom

10' 11" x 9' 9" ( 3.33m x 2.97m )

uPVC double glazed window, radiator, units to base and wall units with work surfaces, stainless steel sink, plumbing for washing machine & vent for dryer, newly fitted Worcester Bosch boiler with Hive controls

### Kitchen

16' 1" x 10' 6" ( 4.90m x 3.20m )

uPVC double glazed window to rear aspect and door to courtyard rear garden. Base and wall units with work surface, 1.5 bowl stainless steel sink, and drainer, plumbing for dishwasher / washing machine / tumble dryer, electric twin oven, separate electric hob, connections for gas cooker / gas hob, radiator.

## First Floor Accommodation

### **Bedroom 1**

10' 6" x 9' 6" ( 3.20m x 2.90m )

uPVC Window to Rear Aspect, Radiator

### **Bedroom 2**

11' 10" x 9' 6" ( 3.61m x 2.90m )

uPVC Window to Rear Aspect, Radiator

### **Bedroom 3**

12' 8" x 9' 6" ( 3.86m x 2.90m )

uPVC Window to Front Aspect, Radiator

### **Bedroom 4**

11' 10" x 10' ( 3.61m x 3.05m )

uPVC Window to Front Aspect, Radiator

### **Bathroom**

Obscure uPVC Window to Front Aspect,  
Three Piece Suite comprising of WC,  
Pedestal Sink, Panel Bath with Shower Over,  
Radiator

## External Features

### **Rear Garden**

A small courtyard style garden area with a walkway around to the front of the property

### **Parking**

Large forecourt area for 12+ vehicles

### **Agents Note:**

The property has an express legal easement, granting full access at all times and for all purposes over the shared driveway which is owned by the neighbouring property.

Planning reference number "PL/2024/02029"

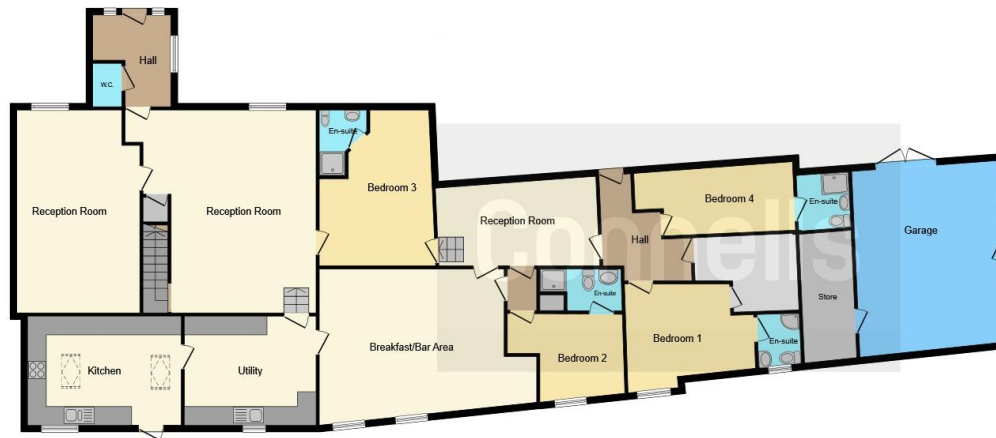












**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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3-5 Victoria House, Albert St  
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**EPC Rating: E**

Tenure: Freehold

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