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📍 Plot 37 Wiltshire Crescent, Wiltshire Leisure Village, Vastern,
Royal Wootton Bassett, Swindon, Wiltshire, SN4 7PB

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🏠 £650,000

An incredibly spacious, four bedroom, three bathroom, detached property, built to the Purton design, pleasantly positioned within the grounds of Wiltshire Leisure & Retirement Village on the outskirts of Royal Wootton Bassett.

- Contemporary, Newly Built, Detached Property
- Four Bedrooms, Three Bathrooms
- Stunning Living Space
- Fabulous Kitchen With Integrated Appliances
- Beautifully Presented Throughout
- Air Source Heat Pump/Underfloor Heating (Ground Floor)
- Good Sized, Well Enclosed Garden
- Driveway Parking
- Photo Voltaic Solar Panels
- Over 55's Retirement Living With Golf & Leisure Facilities

🏠 Freehold

🏠 EPC Rating B



A brand new, detached property, built to the popular Purton design which offers spacious and flexible accommodation over two floors, the majority of which is on the ground floor. The property is complimented by a good sized garden and benefits from NO ONWARD CHAIN.

The accommodation comprises; fabulous 22' entrance hall with cloakroom off, stunning sitting room with vaulted ceiling, large feature window and French doors opening onto the rear garden, contemporary kitchen/dining room with an excellent range of units and integrated appliances, utility room, three ground floor double bedrooms (one with en suite shower room and another with en suite shower room) and on the first floor there is a 26' bedroom with superb en suite bathroom and a large store room/potential hobby room.

Externally there is a lawned garden to the front and a gravelled path to the side leads round to a good sized garden with paved patio seating areas and a generous area of lawn. The garden is well enclosed by hedging and enjoys a sunny aspect. Driveway parking to the front for 2-3 cars.

Photo Voltaic Solar Panels capture the sun's energy and convert it into electricity that you can use in your home during the day, up to 1.5kw.

Situation

Set within the grounds of 'The Wiltshire Leisure & Retirement Village' offering an impressive and comprehensive range of leisure facilities to include a 27 hole golf course, 18m indoor swimming pool, air conditioned gym, cardio theatre, exercise classes, beauty spa, restaurant/lounge and hotel. The local town of Royal Wootton Bassett is easily accessible with a bus stop directly outside; whilst the attractive market towns of Marlborough, Malmesbury and Cirencester are only a short drive. Also within 40 minutes are the historic cities of Bath, Bristol, Swindon and Newbury, all with great shopping. The Avebury Circle, Barbury Castle, Silbury Hill and The White Horse are 15 minutes away, and Stonehenge no more than 45 minutes. For those who love walking or cycling, the Ridgeway runs between the leisure village and Reading, whilst the Westonbirt Arboretum draws visitors from all over the world.

Property Information

Freehold

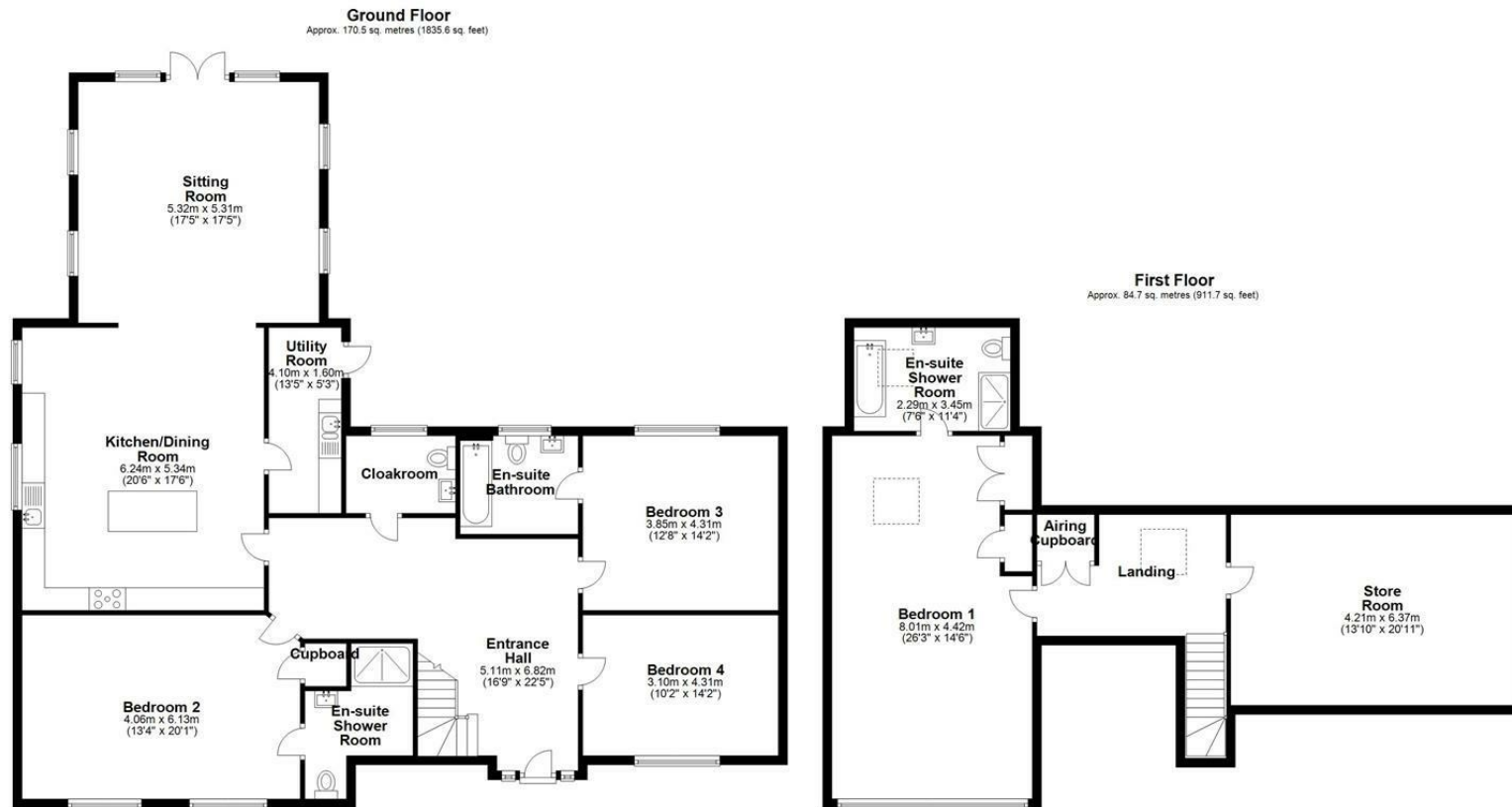
Air Source Heat Pump

Service Charge Payable

Council Tax Band; F

EPC Rating; TBC





Total area: approx. 255.2 sq. metres (2747.3 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.