



📍 The Farthings Marlowe Way, Royal Wootton Bassett, Wiltshire, SN4 8LG

🔗 Offers In Excess Of £500,000

A spacious, four/five bedroom, two reception room, two bathroom, detached house with good sized, private rear garden, garage and ample driveway parking, which enjoys a non estate location on the fringes of the town, within walking distance of schools and amenities.

- Modern, Detached, Family House
- Four Good Sized Bedrooms
- Two Reception Rooms
- Bathroom & En Suite Shower Room
- Superb Kitchen/Breakfast Room With Contemporary Units
- Utility & Cloakroom
- Study/Bedroom 5 (Ideal For A Dependant Relative & Scope To Create An En Suite)
- Good Sized, Private Rear Garden
- Garage & Ample Driveway Parking For At Least 4 Vehicles
- Sought After Non Estate Location, Close To Schools & Amenities

🏡 Freehold

🏠 EPC Rating C



A spacious, modern, detached house with good sized, private rear garden, garage and ample driveway parking, which enjoys a non estate location on the fringes of the town, within walking distance of schools and amenities.

The property offers well presented and flexible accommodation over two floors comprising; storm porch, entrance hall, good sized sitting room with double doors through to a dining room with patio doors opening onto the rear garden, superb kitchen/breakfast room with an excellent range of contemporary units, large utility room with cloakroom off, study/bedroom five with a large cupboard which offers the potential to create an en suite if required, generous landing, bedroom one with built in wardrobes and en suite shower room, two further double bedrooms, one good sized single bedroom and a bathroom with four piece suite.

Externally there is a lawned garden to the front with ornamental bushes to the side and path to the side leading to a private, well enclosed garden which is of a good size and is predominately laid to lawn with a block paved path running around it and a paved patio seating area. To the side of the property there is a 19' conservatory which is ideal for storage or for use as a hobby room.

Integral single garage with up and over door to front, door to utility room, power and lighting. Ample driveway parking in front for at least 4 vehicles.

Situation

The historic market town of Royal Wootton Bassett has its history dating back to Saxon times, and the iconic 'house on stilts' is mentioned in the Domesday book. The modern Royal Wootton Bassett still provides a good range of local shopping and recreational facilities and continues to have a market every Wednesday, with other, more specialised markets throughout the year. There is a range of infant schools and the Royal Wootton Bassett Academy secondary school with sixth form. The town is well placed for its access to Swindon, which has a mainline railway station (London Paddington - approx. 59 minutes), and Junction 16 of the M4.

Property Information

Council Tax Band; F

Tenure; Freehold

Mains services

UPVC Triple Glazing & Gas Central Heating

EPC Rating; C



Marlowe Way, Royal Wootton Bassett, Swindon, SN4

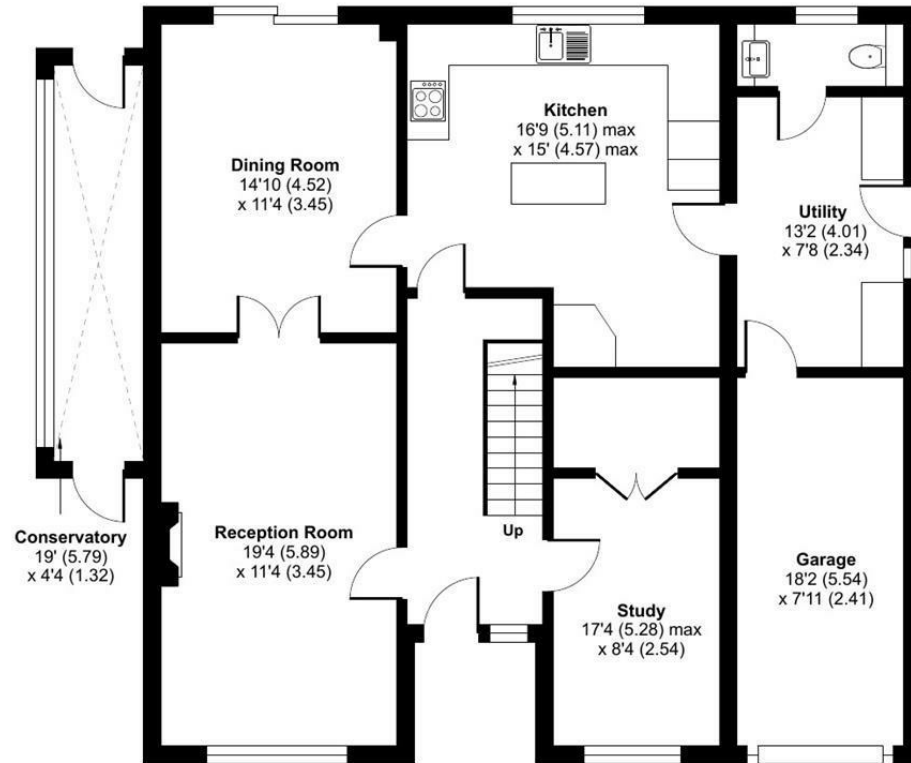
Approximate Area = 1875 sq ft / 174.1 sq m

Garage = 139 sq ft / 12.9 sq m

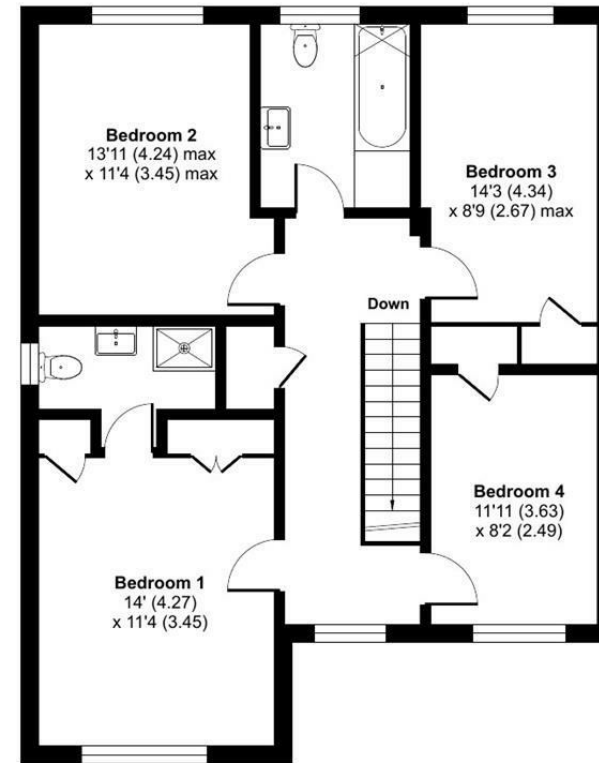
Outbuilding = 82 sq ft / 7.6 sq m

Total = 2096 sq ft / 194.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Strakers. REF: 1073385

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.