



📍 38 Wiltshire Crescent Wiltshire Leisure & Retirement Village, Royal Wootton Bassett, Swindon, Wiltshire, SN4 7PB

🏠 Price Guide £635,000

A wonderful opportunity to purchase this fantastic, freehold four bedroom detached home set within the beautiful Wiltshire Leisure & Retirement Village, designed for active over 55's. The property has been upgraded substantially by the current owners to a very high standard.

- Golf & Leisure Retirement Village Designed for the Over 55's
- Detached House
- Four Bedrooms
- Immaculate Presentation
- Wonderful Landscaped Rear Garden
- Spacious Accommodation
- Garage & Ample Parking
- Two En-suites
- A Short Drive of Royal Wootton Bassett
- Freehold Purchase

🏡 Freehold

🏠 EPC Rating C



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The immaculate, spacious accommodation is arranged over three floors comprising: entrance hall with cloakroom off plus a storage cupboard which fills the space designed to accommodate a lift to the first floor. The light filled sitting room with vaulted ceiling, glazed wall and French doors opens out to the landscaped rear garden. There is a lovely, large open plan kitchen/dining/living room with contemporary units and some integrated appliances.

Situated to the first and second floors; The principle bedroom benefits from enjoying fitted wardrobes and a fabulous en suite bathroom. The guest bedroom also enjoys fitted wardrobes and en suite shower room. There are two further good sized bedrooms and a contemporary bathroom (with door to bedroom three).

Externally, there are front and rear gardens. The rear garden has been landscaped creating a beautiful outside space with a good sized paved patio seating area and is enclosed by small trees and hedging. There is also a detached, larger than average garage with electric, remote controlled roller door, power and lighting plus off road driveway parking for several vehicles.

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



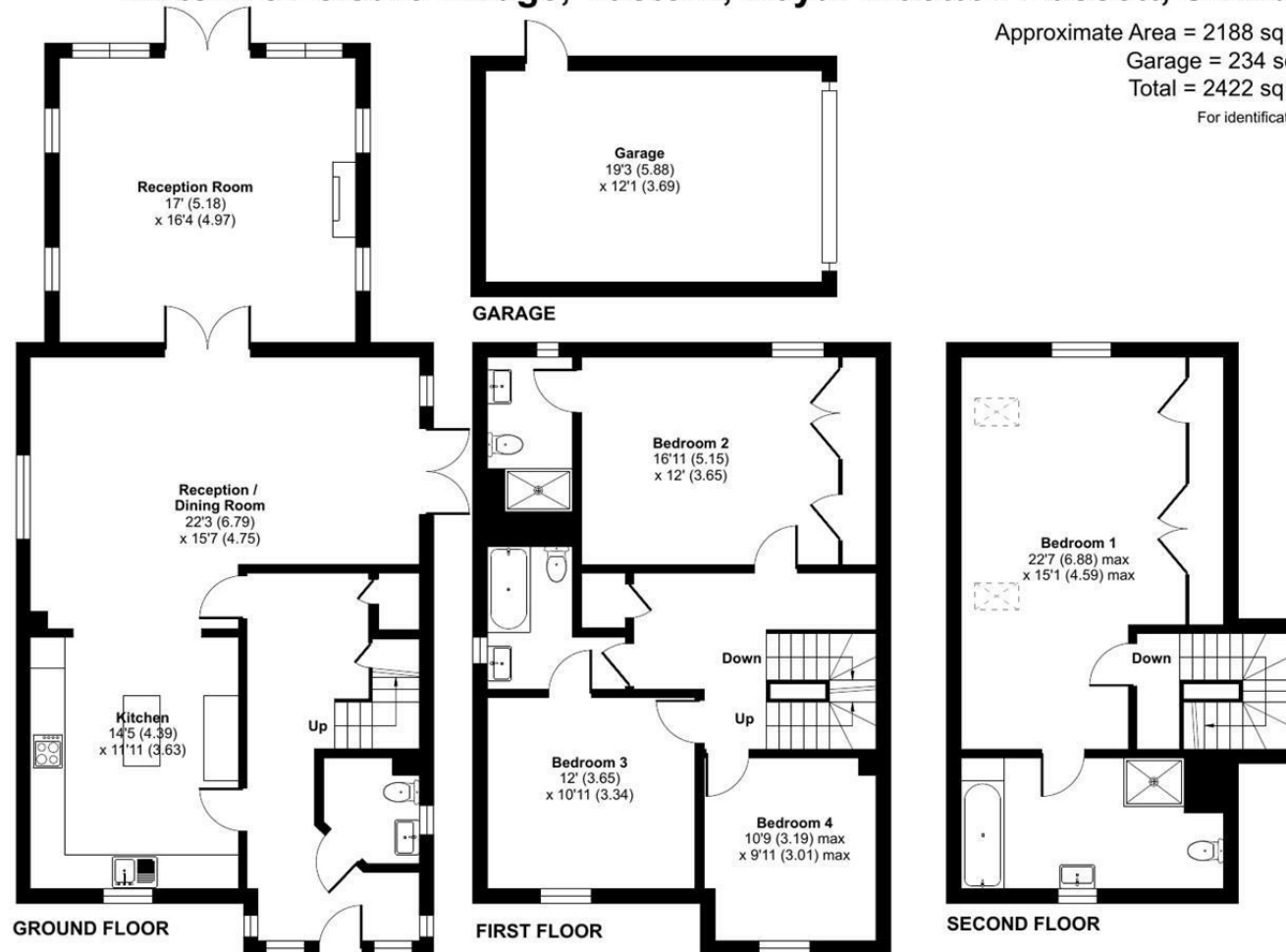
Wiltshire Leisure Village, Vastern, Royal Wootton Bassett, Swindon, SN4

Approximate Area = 2188 sq ft / 203.2 sq m

Garage = 234 sq ft / 21.7 sq m

Total = 2422 sq ft / 224.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1302312

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