



📍 1 The Steadings, Royal Wootton Bassett, Wiltshire, SN4 8BD

🏠 Guide Price £510,000

A four bedroom detached family home set in a sought after cul-de-sac location.

- Detached House
- Double Garage with Ample Driveway Parking
- Two Reception Rooms & Conservatory
- Modern Fitted Kitchen & Utility Room
- Four Double Bedrooms
- Walled Garden
- Beautifully Presented Home
- Shower Room & En-Suite

🏡 Freehold

🏠 EPC Rating E



Situated in a sought after cul de sac location, this four bedroom detached home is beautifully presented and offers spacious accommodation. Meticulously maintained by the current owners, the accommodation is arranged over two floors. The ground floor comprises an entrance hall with staircase leading to the first floor and cloakroom off. A Sitting Room with wood burning stove and double doors opening to the conservatory. Doors from the hall open to a dining room, modern kitchen and a useful utility room. To the first floor there are four double bedrooms and a re-fitted shower room. The main bedroom enjoys an en-suite shower room. Externally the rear garden is bound by an attractive brick wall with gated accesses to both sides. The garden is laid mainly to lawn with a paved patio seating area and has been landscaped with borders housing mature shrubs and ornamental trees. To the front is a detached double garage and gravelled driveway parking for several cars.

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

Tenure: Freehold

EPC Rating: E

Council Tax Band: F

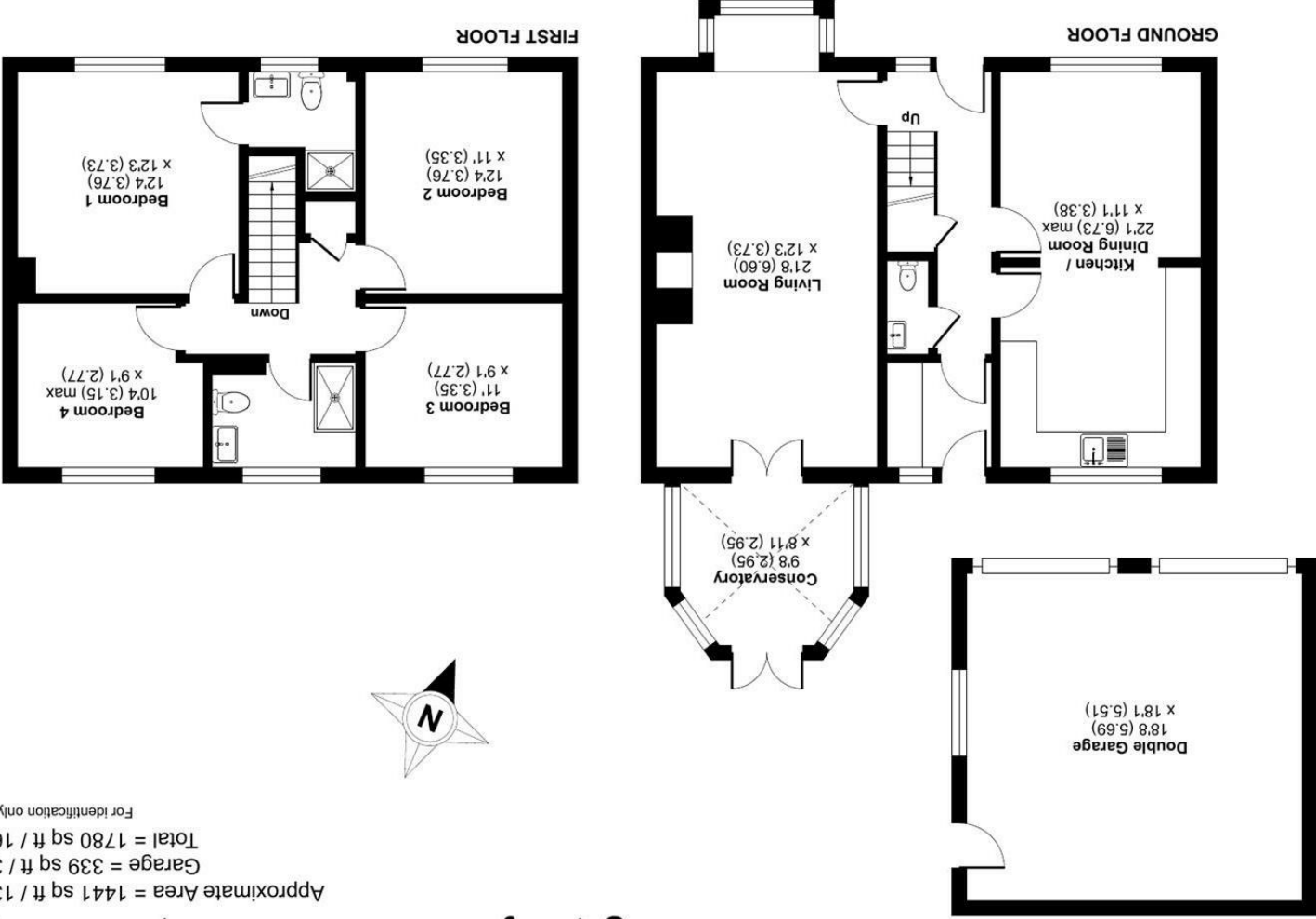
Mains water, gas and electricity.



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.

The Steadings, Royal Wootton Bassett, Swindon, SN4

Approximate Area = 1441 sq ft / 133.8 sq m
Garage = 339 sq ft / 31.4 sq m
Total = 1780 sq ft / 165.2 sq m
For identification only - Not to scale



Certified Property Measurer
RICS
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © ntlhocom 2024.
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