



JAMES PYLE & CO.

The Meadows, Brinkworth Road, Royal Wootton Bassett, Swindon, Wiltshire, SN4 8DT

Impressive brand new house
 Stunning interior finished to a high specification
 Individually designed and built
 5 bedrooms, 3 bathrooms
 Large kitchen/family room
 2 reception rooms
 Garage and room over
 Generous 0.5 acre plot

Rurally located outside of Royal Wootton Bassett



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
 James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Guide Price: £1,195,000

Approximately 3,728 sq.ft. including garage and office

‘An outstanding, brand-new one-off house rurally positioned close to Royal Wootton Bassett with exceptional, high specification accommodation’



The Property

The Meadows is an exceptional brand-new house positioned on the rural outskirts of Royal Wootton Bassett just 2 miles from the High Street of this thriving market town. Completed in the summer of 2025, the property has been individually designed and built by local developer Wildman Construction built of attractive brick with a double frontage and striking oak framed porch. Boasting extensive, light and airy accommodation of around 2,740 sq.ft, this impressive family home has been completed to a high specification with solar panels and a Tesla Powerwall system alongside oil-fired central heating. The location offers the best of both worlds enjoying a rural setting complete with a farm shop and café located just opposite, while there are excellent road connections for the commuter to the M4 corridor and Swindon.

Warmed by underfloor heating, the ground

floor opens to a magnificent entrance hall with an oak and glass staircase rising to the gallery landing above. There are two reception rooms which includes the triple-aspect living room with a large feature fireplace and glazed doors to the garden. The fashionable kitchen/family room is at the heart of the home with a fantastic large island at the centre while the eye is immediately drawn to the orangery end looking across the garden. The kitchen is equipped with a range of integrated appliances beneath marble worktops and there is a utility room off. On the first floor there are five good-sized bedrooms, two with en-suites, and a family bathroom.

The Meadows occupies an excellent plot of around half an acre accessed through an electric gated driveway. Beside the driveway is a triple garage with room over offering a versatile space for a home office, hobby room, or potential for ancillary accommodation. The large rear garden is fully enclosed by timber fencing and landscaped with a large patio off

the principal reception areas.

Situation

The Saxon market town of Royal Wootton Bassett has a bustling High Street with a magnificent 17th Century town hall at the centre and an excellent range of amenities, shops and restaurants. The town has a great choice of sport facilities including football, rugby, tennis, cricket, and two nearby golf courses. The property is exceptionally well located for schooling in Royal Wotton Bassett, Cricklade, Malmesbury, and Marlborough College and Pinewood. There are ample walking routes throughout the surrounding Wiltshire countryside with the town's Jubilee Lake 1 mile away providing a peaceful setting for anglers and walkers. 6 miles to the east lies Swindon which has a comprehensive offer of facilities including a mainline train station to Reading and London. Junction 16 of the M4 is just 3 miles from the property providing fast and easy access to the M4 to London, Bristol,

Wales, and the M5 to the South-West.

Additional Information

The property is Freehold with oil-fired central heating, underfloor heating throughout the ground floor, PV panels, a private sewage treatment plant, mains water and electricity. Ultrafast broadband is available and there is good mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band E. Joints Agents Samuel Miles.

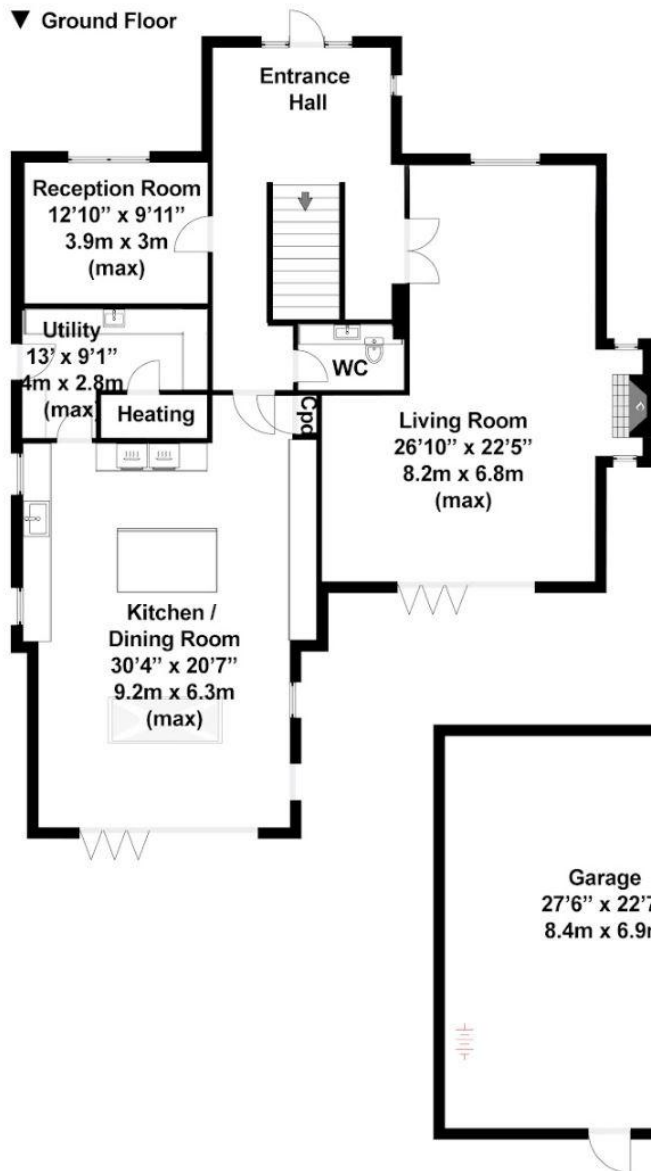
Directions

From Royal Wootton Bassett, follow the B4042 towards Brinkworth. Just before the farm shop, take the left hand turn to locate the entrance to The Meadows.

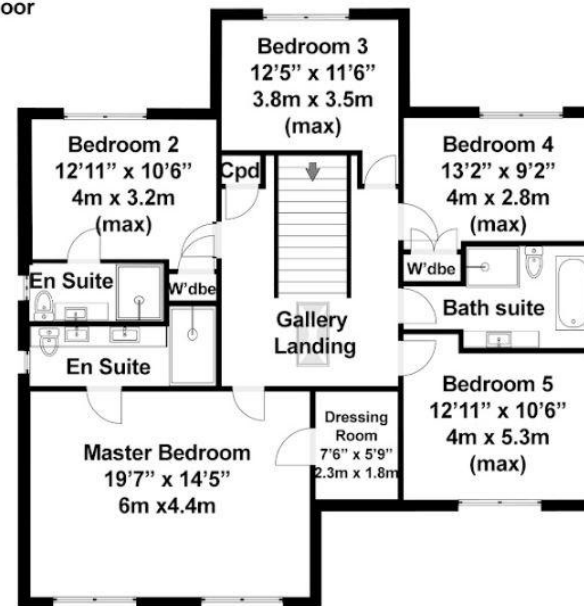
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▼ Ground Floor



▼ 1st Floor



Main Building: 2740 sq ft / 255 sq m

Garage / Office: 988 sq ft / 92 sq m

Total area approx: 3728 ft / 347 sq m

N.B. Whilst care has been taken with this floor plan to reflect an accurate likeness of the property it should only be used as an approximation for illustrative purposes only, specifically no guarantee is given and all should not be relied on solely as a basis of valuation. Plan not to scale.

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