



18, Longleaze, Royal Wootton Bassett, SN4 8AX

Guide Price £475,000

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Village & Country Homes

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Longleaze

Royal Wootton Bassett

Freehold

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Detached bungalows rarely come up for sale on Longleaze, and this one has been well looked after and steadily updated. The roof was replaced in 2021, the kitchen and family bathroom were refitted the same year, and the conservatory got a new roof in 2023. Everything is on one level, with a detached garage, off-road parking and established gardens front and back.

A pathway runs through colourful, well-stocked front gardens to the front door, which opens into a welcoming L-shaped entrance hall with a useful storage cupboard. All the main rooms lead off the hall.

The spacious reception room is bright from both sides. A door leads out to the sun room, and glazed double doors open into the dining room. The sun room has the new 2023 roof, wood-effect flooring, windows across two sides and French doors onto the patio. It's an ideal spot to enjoy the garden all year round. The dining room easily fits a family table and connects straight through to the kitchen, so it's easy to host.

The kitchen/breakfast room was refitted in 2021. It has white shaker-style units, light worktops, herringbone marble-effect splashbacks, a built-in oven, gas hob with extractor and a large sink under a garden-facing window. Space for a washing machine and a side door out to the garden make that end of the room work well as an open utility area.

Back in the hallway, the family shower room was also refitted in 2021. It has floor-to-ceiling marble-effect tiling, a walk-in shower with rainfall head, a vanity wash basin, a WC and a bidet.

There are three bedrooms. The generous principal bedroom has its own walk-in wardrobe and an en-suite shower room. The second bedroom is a good size, and the third bedroom has an attractive bay window to the front.



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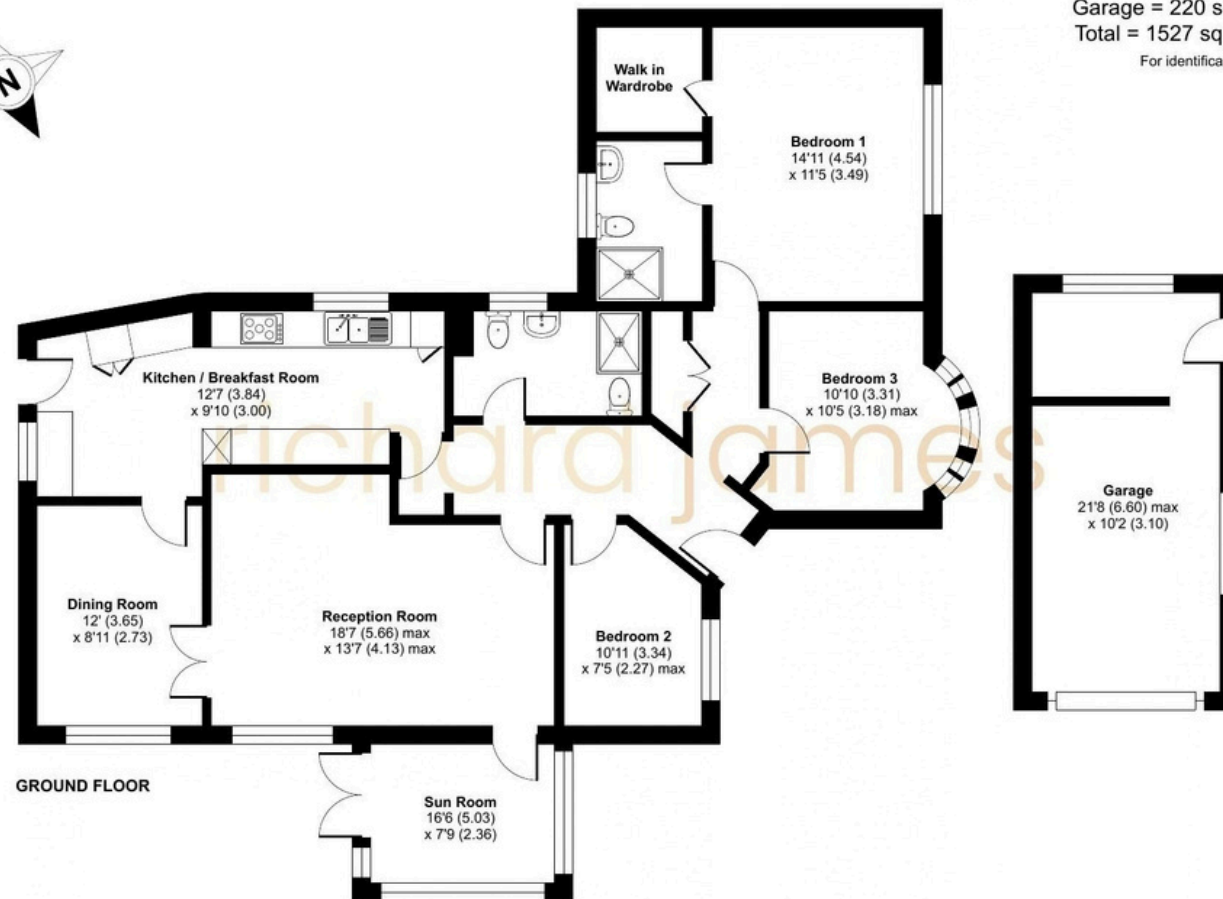
The rear garden has been designed for easy upkeep. It has a large, paved patio with a pergola, an area of low-maintenance ground cover with stepping stones, and planted borders. To the front, a paved driveway gives off-road parking and leads to the detached garage, which has a roller door, windows and a personal door to the garden.

Welcome Home...



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Floorplan



Approximate Area = 1307 sq ft / 121.4 sq m

Garage = 220 sq ft / 20.4 sq m

Total = 1527 sq ft / 141.8 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). © nichecom 2026. Produced for Richard James. REF: 1527881

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