



22, Garraways, Royal Wootton Bassett, SN4 8LL

Guide Price £355,000

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Village & Country Homes



Garraways

Royal Wootton Bassett

Freehold



NO ONWARD CHAIN!! Positioned on an impressive large corner plot within the highly regarded Woodshaw development, this exceptional four-bedroom detached home offers the ideal combination of generous living space, excellent presentation and a fantastic garden.

From the moment you arrive, the property makes an excellent first impression. A substantial tarmac driveway provides parking for multiple vehicles, with further gravelled parking to the side, while the integral garage adds valuable storage and practicality.

Step inside and you are welcomed by a particularly useful spacious entrance porch, providing direct access to both the garage and the rear garden — an ideal feature for busy family life.

The main entrance opens into a welcoming hallway, leading through to a beautifully arranged ground floor. The modern fitted kitchen provides a practical and stylish space for everyday cooking, while the separate dining room offers the perfect setting for family meals and entertaining.

At the heart of the home is the impressive living room, a bright and comfortable space enhanced by an attractive feature fireplace and wide patio doors opening directly onto the rear garden. The connection between the living space and garden creates a wonderful sense of openness and makes this room particularly enjoyable throughout the year.

Elegant oak flooring runs through much of the ground floor, adding warmth and character.

Upstairs, the generous landing incorporates useful fitted storage and provides access to the loft, while four well-proportioned bedrooms offer excellent flexibility for a growing family, guests, a home office or hobbies.

The family bathroom is finished in a contemporary style and features a full-size bath with shower over, complemented by a glazed shower screen.

Outside is where this home really sets itself apart. The property occupies a substantial corner position, giving it a notably generous garden and a wonderful feeling of space. The rear garden enjoys an open aspect and plenty of natural light, with a broad lawn, paved patio and gravelled borders creating a versatile outdoor environment.



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Whether you're looking for somewhere for children to play, space for entertaining friends and family, or simply a peaceful garden to enjoy on a sunny afternoon, this outdoor space offers plenty of possibilities.

With its four bedrooms, generous accommodation, excellent parking, garage, sizeable garden, desirable Woodshaw setting and convenient access to both the town centre and M4 Junction 16, this is a home that offers an enviable balance of lifestyle and practicality.

Welcome Home...



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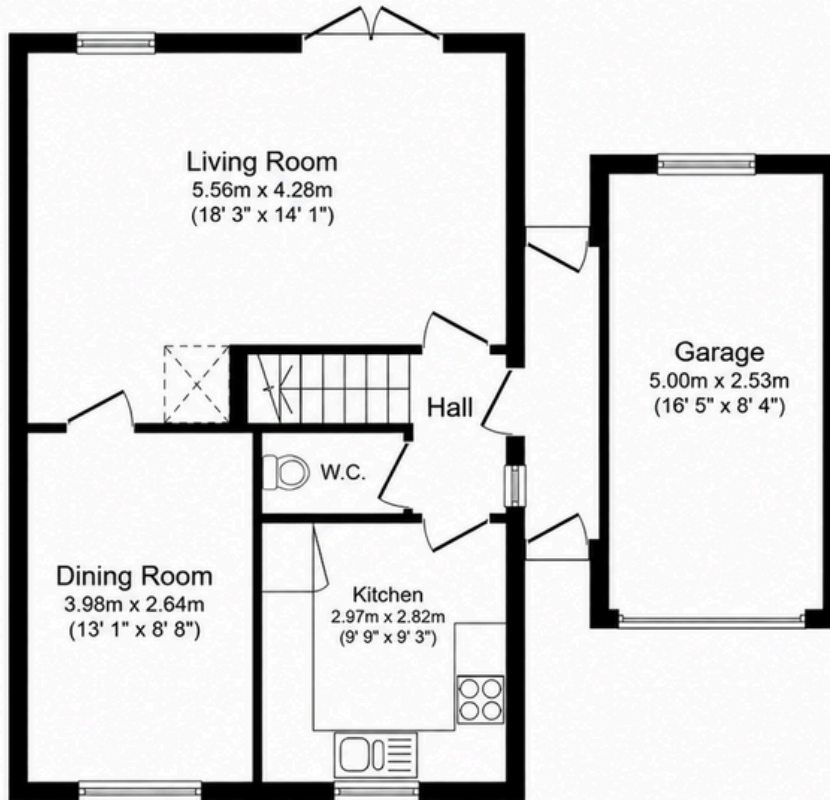


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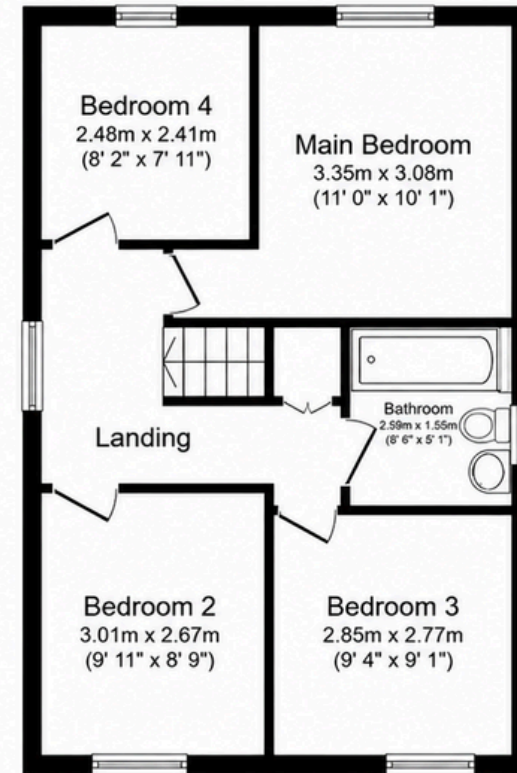


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Floorplan



Ground Floor



First Floor

Total floor area 109.9 sq.m. (1,182 sq.ft.) approx

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