



Vastern, Royal Wootton Bassett, SN4 7PB

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PROPERTY SALES & LETTINGS



- Four Bedroom Holiday Home/2nd Home
- Golf and Gymnasium Included
- Maintenance Free Rear Garden
- Great Annual Yield
- Over 1500 Sq Ft Of Accommodation
- Two Bathrooms
- 12 Month Usage

17 Wiltshire Crescent, Wiltshire

Leisure Village Vastern Royal Wootton Bassett, SN4 7PB

£190,000

An excellent example of this desirable four bedroom property, occupying a particularly favoured position within The Wiltshire Leisure Village, backing directly onto the lakes and enjoying views across the surrounding communal gardens. Located approximately one mile south west of Royal Wootton Bassett and set within the picturesque Wiltshire countryside, the property offers an attractive combination of countryside living, leisure facilities and excellent potential as a second home or holiday rental.

Constructed in 2007 using sustainable timber, this distinctive Marlborough design provides approximately 1,500 sq ft of accommodation arranged over three floors, with the impressive octagonal turret forming a particularly appealing feature of the property. The accommodation comprises an inviting entrance hall with double doors opening into the spacious octagonal living room, a well equipped kitchen, four bedrooms and three bathrooms, providing versatile accommodation for both private use and holiday letting.

To the rear is a private patio area, enjoying a lovely outlook towards the lake, with the communal gardens beyond. To the front, there is ample parking.

As part of the lease agreement, the property benefits from two golf passes and four leisure passes, providing access to the 27 hole championship golf course together with the indoor swimming pool and state-of-the-art gymnasium and leisure facilities.

Further benefits include uPVC replacement double glazing and an energy efficient heat exchange central heating system.

The Wiltshire Leisure Village provides an excellent base from which to explore the surrounding area, with Royal Wootton Bassett close by and many of Wiltshire's most renowned attractions within easy reach, including Stonehenge, Avebury Stone Circle and the Cotswolds.

Whether you are looking for a rural holiday retreat, a second home or an investment opportunity with holiday letting potential, this is an excellent opportunity.



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council

Tax Band E For year 2026/27 = £3293.98

For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire. SN15 1ER. Tel: 0300 456 0109

Tenure

Leasehold

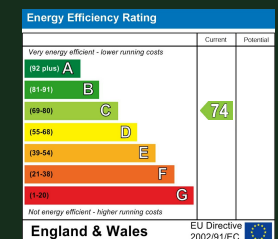
Management Fee

Leasehold: Residual of 999 Year Lease from 1st May 2006

Ground Rent: £3600 p/a

Management Fees: £1940.96 p/a

Energy Efficiency Rating (England & Wales)

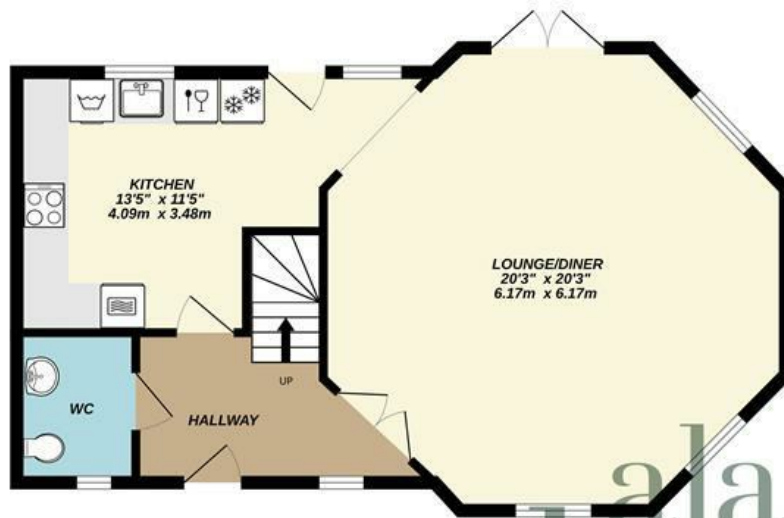




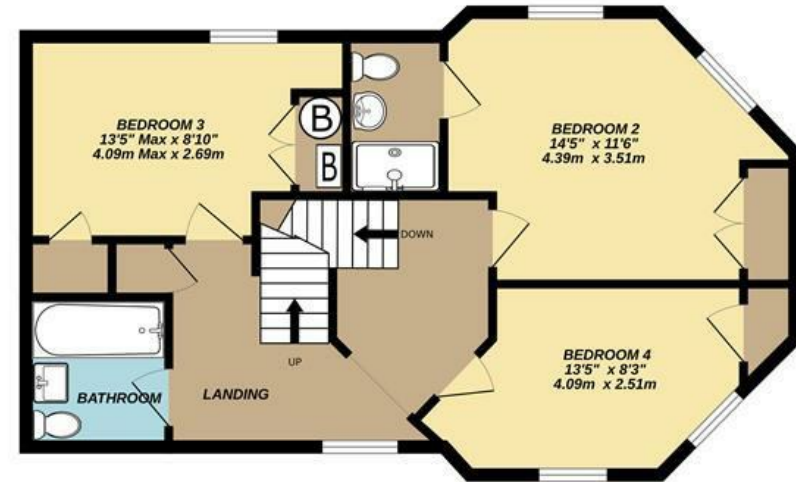




GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



2ND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 1557 sq.ft. (144.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Alan Hawkins

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Wiltshire, SN4 7AA

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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.



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