



Buxton Way, Royal Wootton Bassett, SN4 8JB

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PROPERTY SALES & LETTINGS



- Stunning Detached Coach House
- Generous Rear Garden
- Two Double Bedrooms
- Open Plan Kitchen/Diner/Living Room
- Gas Radiator Central Heating
- Freehold Property
- Integral Garage
- Fitted Wardrobes To Both Rooms
- Beautifully Presented Throughout
- No Onward Chain

33 Buxton Way Royal Wootton Bassett, SN4 8JB

£250,000

A stunning and beautifully presented detached freehold coach house, offering stylish and spacious accommodation throughout together with the rare advantage of a generous enclosed rear garden, integral garage and no onward chain.

Occupying an attractive position, this exceptional home has been thoughtfully maintained and finished to a high standard, making it an ideal purchase for first-time buyers, downsizers or investors alike.

The accommodation is centred around a superb open plan kitchen/dining/living space, creating a bright and sociable environment perfect for both everyday living and entertaining. The contemporary kitchen is fitted with a range of units and benefits from integrated appliances, seamlessly flowing into the generous living and dining area.

There are two well-proportioned double bedrooms, both featuring built-in wardrobes, served by a modern family bathroom.

A particular highlight of the property is the generous rear garden, offering excellent outdoor space and benefiting from side gated access. The integral garage is equipped with power and lighting and enjoys the added convenience of internal access from the entrance hallway, through the garage and out to the rear garden. Additional parking is located directly to the front of the property.

Further benefits include uPVC double glazing, gas radiator central heating and the significant advantage of being offered to the market with no onward chain.

Early viewing is highly recommended to fully appreciate all this superb home has to offer.



Viewings

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

Council Tax: Wiltshire Council

Tax Band B For year 2026/27 = £2096.18

For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Management Fee

£162.79 Paid Yearly

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Internet - Up to 1600* Mbps Full Fibre download speed available

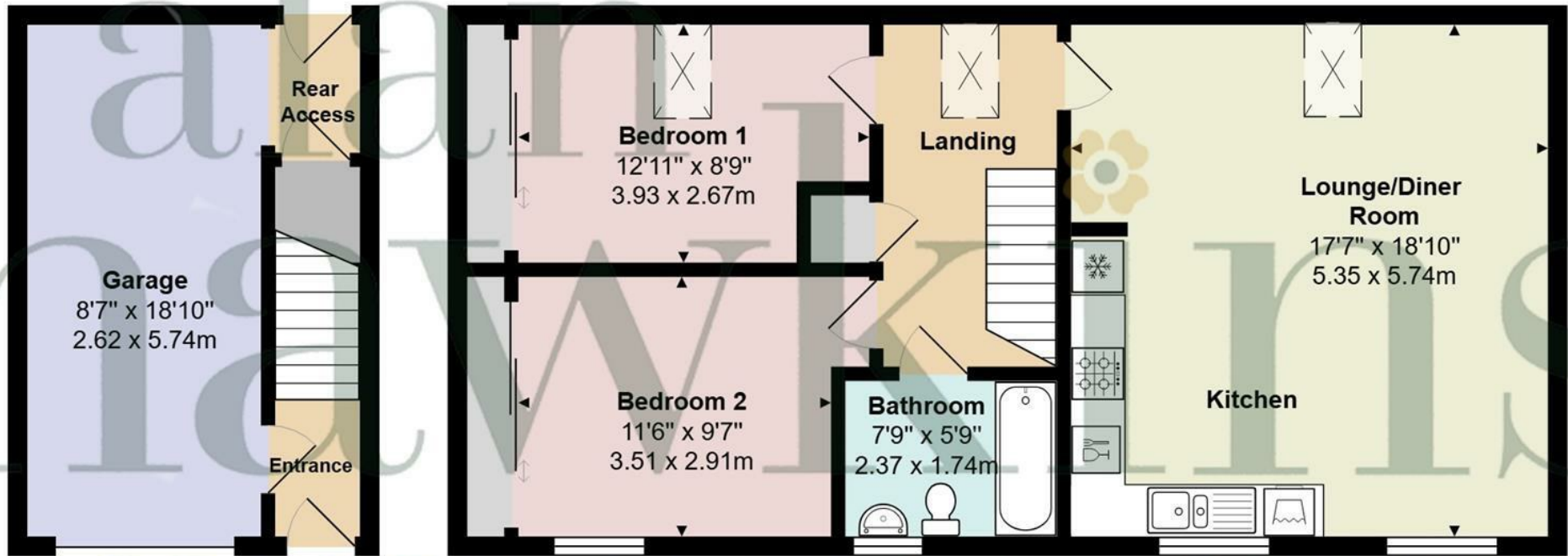
Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	









Ground Floor
 Area: 230 ft² ... 21.4 m²

First Floor
 Area: 749 ft² ... 69.6 m²

Total Area: 979 ft² ... 91.0 m²

Disclaimer:

These floor plans are provided for guidance only and are not to scale.

All dimensions, layouts, and details shown are approximate and should not be relied upon as statements of fact.

Prospective purchasers or tenants should satisfy themselves by inspection or independent verification.

Fixtures, fittings, furniture, and appliances shown are indicative only and may not be included in the sale or letting.

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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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