



Vowley View, Royal Wootton Bassett, SN4 8HT

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PROPERTY SALES & LETTINGS



- Extended 4 Bedroom Detached
- New UPVC Double Glazing
- Two Receptions
- Utility + Cloakroom
- En-Suite Shower Room
- Much Improved
- Replacement Boiler
- Newly Installed Kitchen/Diner
- West facing Rear Garden
- Viewing Highly Recommended

# 2 Vowley View, Royal Wootton Bassett, Swindon, SN4 8HT

£500,000

A beautifully presented family home in a highly favourable location that has been greatly modernised by the current owners to offer an inviting and impressive family home.

Internally the property provides deceptively spacious accommodation, including a large entrance hall, a sitting room which has been divided by elegant sliding pocket doors proving an additional reception with French doors to the rear garden, a classy, newly fitted open-plan kitchen/dining room with integrated branded appliances, utility room and cloakroom with internal access to a generous storage (formerly the garage).

Upstairs are four generous bedrooms, 3 of which with built-in wardrobes. The main bedroom has an ensuite shower room and extensive range of wardrobes and there is a separate family bathroom.

Outside, there is a double width block paved driveway off-road parking with the potential to create more, plus a storage area with a new roller door. The rear garden is a lovely west facing outdoor space which is well stocked, with a substantial lawned

area and a good degree of privacy.

Further attributes include replacement uPVC double glazing and external doors and gas radiator central heating via a newly installed boiler.

The property is located in Royal Wootton Bassett, close to a range of amenities including High Street shops, independent retailers and larger chains. The town offers an excellent choice of primary schools and as well as a highly regarded Secondary schools and provides convenient access to the M4, with access to Reading, Bristol and London.



## Viewings

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

## Council Tax: Wiltshire Council

Tax Band E For year 2025/26 = £3120.75

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

## Tenure

Freehold

## Services

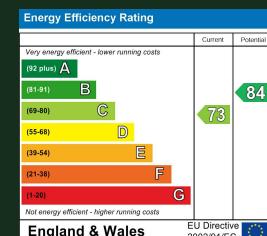
Flood Risk: Very Low (Environmental Agency)

Internet Speeds: up to 1000 MPBS (Ofcom)

Gas: Mains

Water + Waste: Mains

## Energy Efficiency Rating (England & Wales)

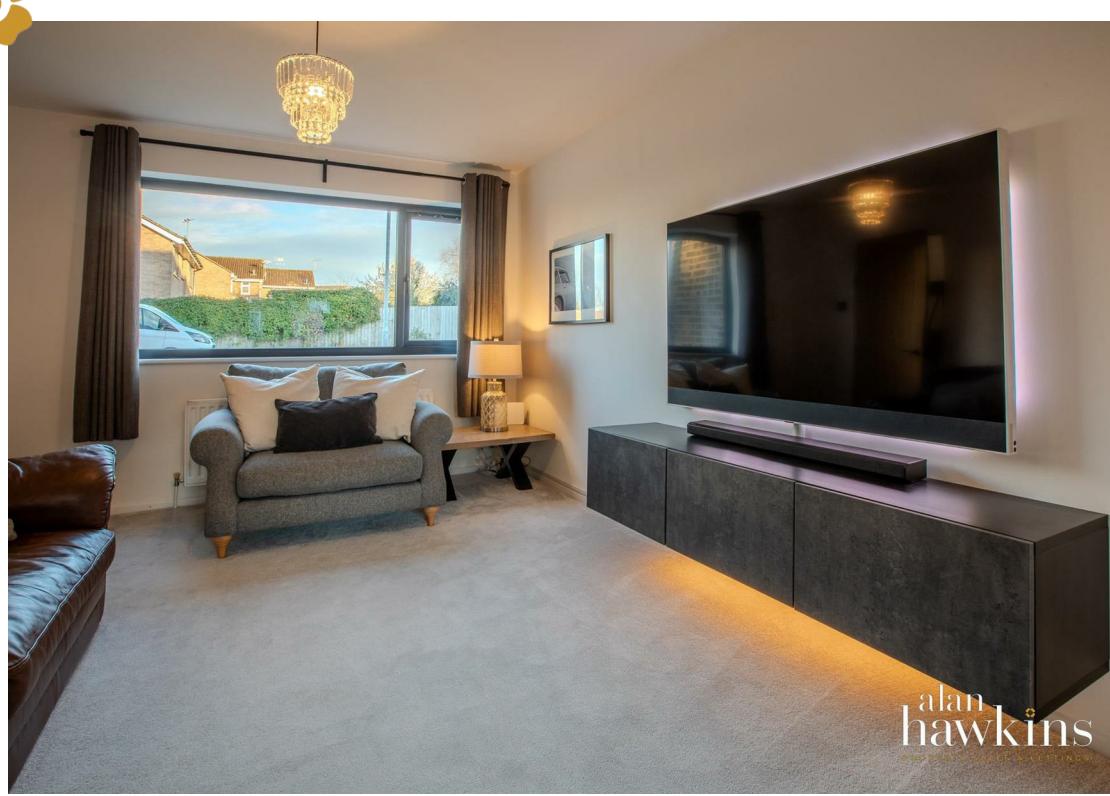




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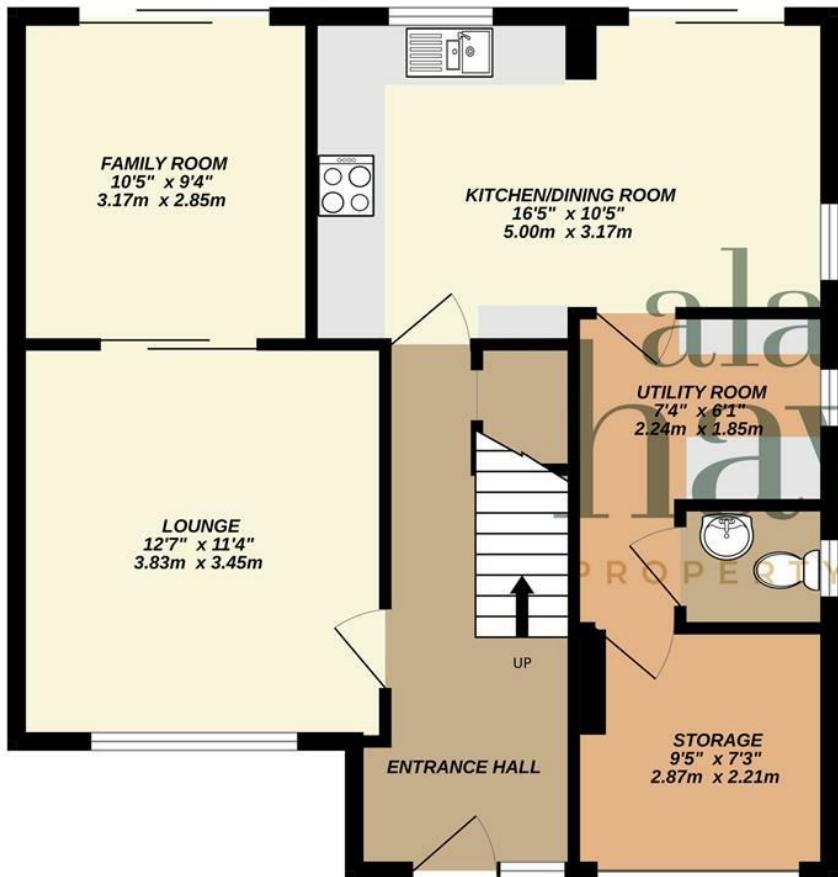
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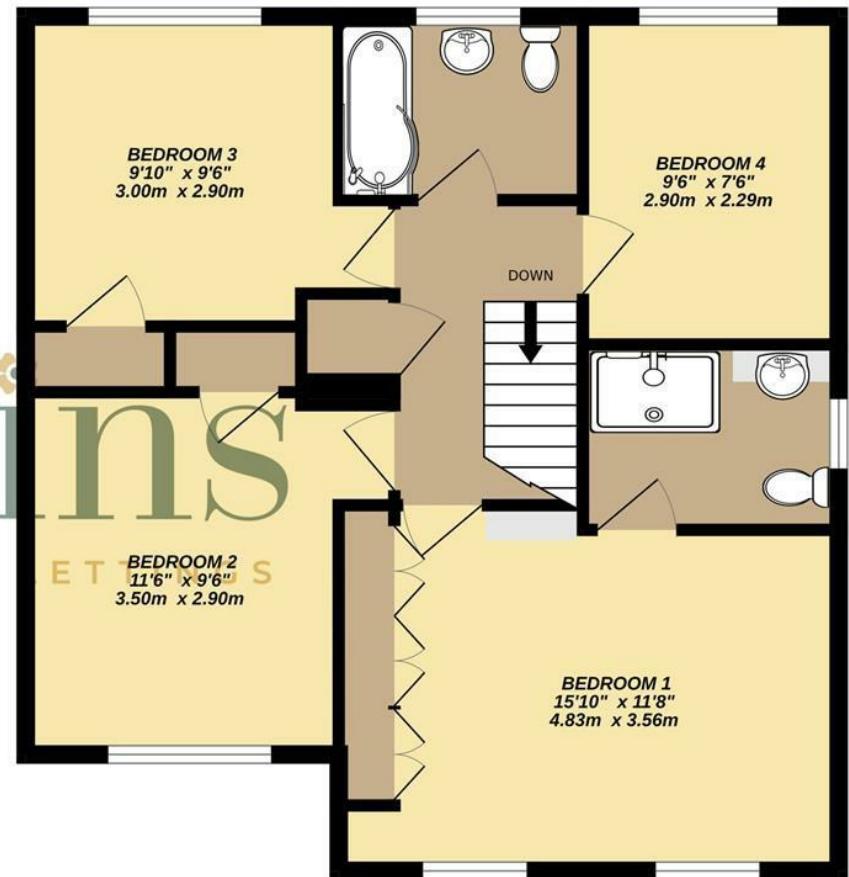
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**GROUND FLOOR**  
649 sq.ft. (60.3 sq.m.) approx.



*1ST FLOOR  
658 sq.ft. (61.2 sq.m.) approx.*



TOTAL FLOOR AREA : 1308 sq.ft. (121.5 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

their operability or efficiency can  
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## Alan Hawkins

26/26a High Street,  
Royal Wootton Bassett  
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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.

