richard james



56A, New Road

Royal Wootton Bassett, SN4 7DQ

Guide Price
£425,000


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New Road

Royal Wootton Bassett

Freehold | EPC Rating - C

5 2 2

Set on a corner plot opposite New Road playing fields and a short walk from Royal Wootton Bassett's High Street, this individually designed detached home has over 2,000 sq ft of space and five double bedrooms. It is offered with no onward chain.

The entrance hall is wide and sets the tone for the rest of the house. From here, a dual aspect living room gets light from two directions. A separate dining room is ready for family meals and entertaining. The kitchen/breakfast room has space for everyday dining, and a cloakroom completes the ground floor. Each room is a good size, so the layout works for a busy household and for anyone who simply wants more space.

All five bedrooms upstairs are doubles. The principal bedroom has its own en-suite shower room, and bedroom two has a private en-suite cloakroom, which suits older children, extended family or regular guests. A large family bathroom serves the remaining rooms.

A double width driveway gives parking in front of the integral double garage. The open-plan front garden is mostly lawn, ready to be landscaped. It could also be enclosed to create a large private garden, subject to any necessary permissions. A pedestrian path runs around to the rear.

The garden is easy to look after, and the playing fields across the road give children plenty of space to run, play and explore. The town's shops, cafés, schools and everyday amenities are only a few minutes' walk away.

Welcome Home...





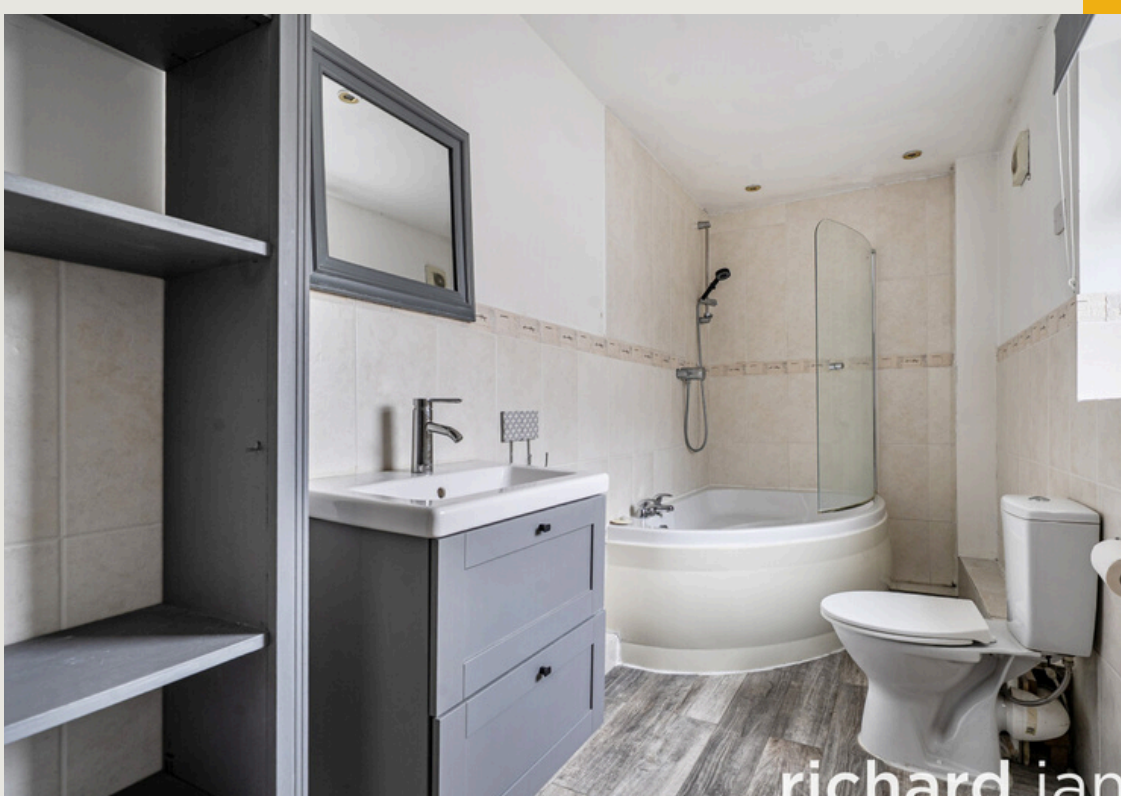


Royal Wootton Bassett is a historic Wiltshire market town with a strong community feel. Its broad High Street has independent shops, cafés, pubs and restaurants alongside everyday shopping, and the town has well-regarded schools for all ages. Junction 16 of the M4 is close by, and Swindon is only a few miles away, with mainline rail services to London Paddington and Bristol.


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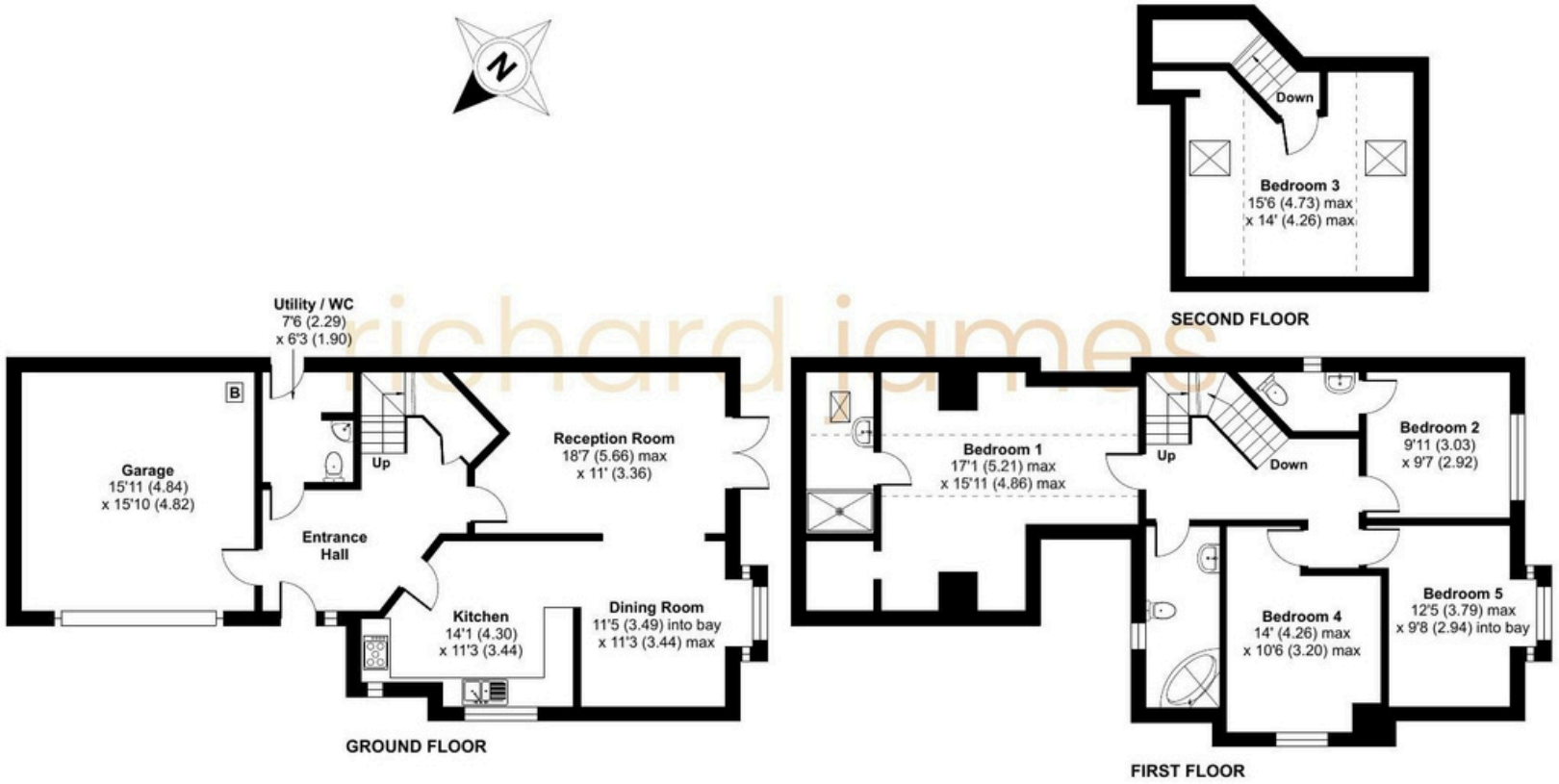

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Floorplan

Denotes restricted head height

Approximate Area = 1538 sq ft / 142.9 sq m
Limited Use Area(s) = 297 sq ft / 27.6 sq m
Garage = 258 sq ft / 23.9 sq m
Total = 2093 sq ft / 194.4 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: 1542627

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