



alan  
hawkins

New Road, Royal Wootton Bassett, SN4 7DG

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PROPERTY SALES & LETTINGS



- Extended Detached House
- Three Receptions
- South Facing Rear Garden
- Viewing Recommended



- Four DOUBLE Bedrooms
- Three Bathrooms
- 3-4 Car Parking

# 16 New Road, Royal Wootton Bassett Swindon, SN4 7DG

**£435,000**

A deceptively spacious, extended four double bedroom detached home offering three reception rooms and three bathrooms, situated in this established non-estate location in the ever-popular market town of Royal Wootton Bassett.

Constructed circa 1983 and later extended around 1990 by the current owner, this impressive home offers exceptionally versatile accommodation. A gently ramped access leads to the front door and into the welcoming hallway, where you will find a tastefully refitted cloakroom to the front and a large, impressive utility/wet room. Designed with wheelchair accessibility in mind, this fully tiled space features a remote-controlled, Japanese-inspired WC and monsoon shower.

The generous lounge enjoys a gas flame fire and French doors opening to the rear garden, and flows through to a separate dining room. This in turn leads to the rear extension, which lends itself perfectly to use as a family room or ground floor bedroom. The kitchen overlooks the front aspect, provides side access, and features a modern range of units complete with a range oven.

To the first floor are four double bedrooms, with the principal bedroom benefiting from an en-suite shower room. A family bathroom services the remaining three bedrooms.

Externally, to the front, a shared access (serving just this property and the neighbouring home) leads to a private driveway providing parking for approximately three to four vehicles. Side gated access leads to the mature, south-facing rear garden, which enjoys a patio area, shed, lawn, and well-stocked flower bed borders.

Further benefits include an upgraded gas central heating system with sealed pressurised hot water cylinder and uPVC double glazing.

This is truly an impressive and versatile home that must be viewed to be fully appreciated.

Contact Alan Hawkins Property Sales on 01793 840222 to arrange your viewing.



## 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

## Management Fee: N/A

Gas: Mains

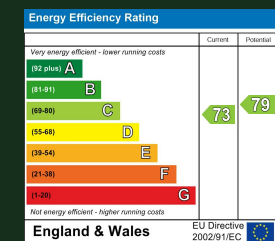
Water + Waste: Mains

Electric: Mains

Flood Risk: Very Low (Environmental Agency)

Internet Speed: 97% chance of receiving up to 1000 mbps (100 mbps g'teed) (Ofcom)

## Energy Efficiency Rating (England & Wales)

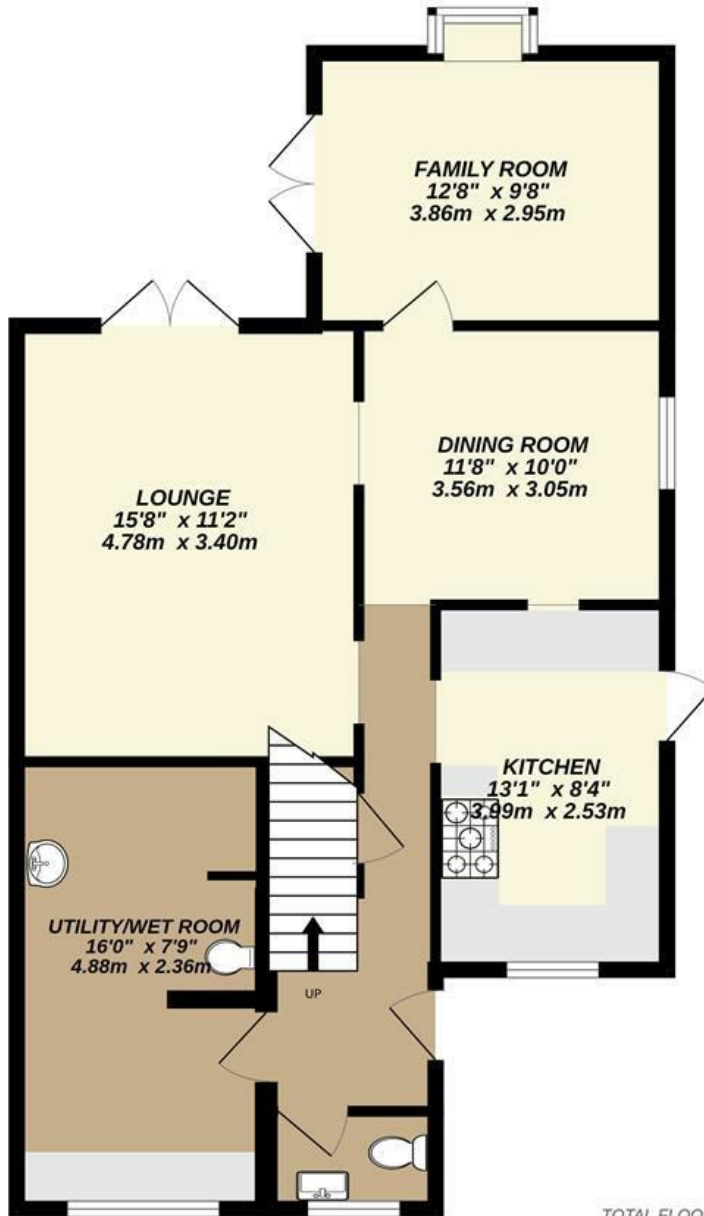




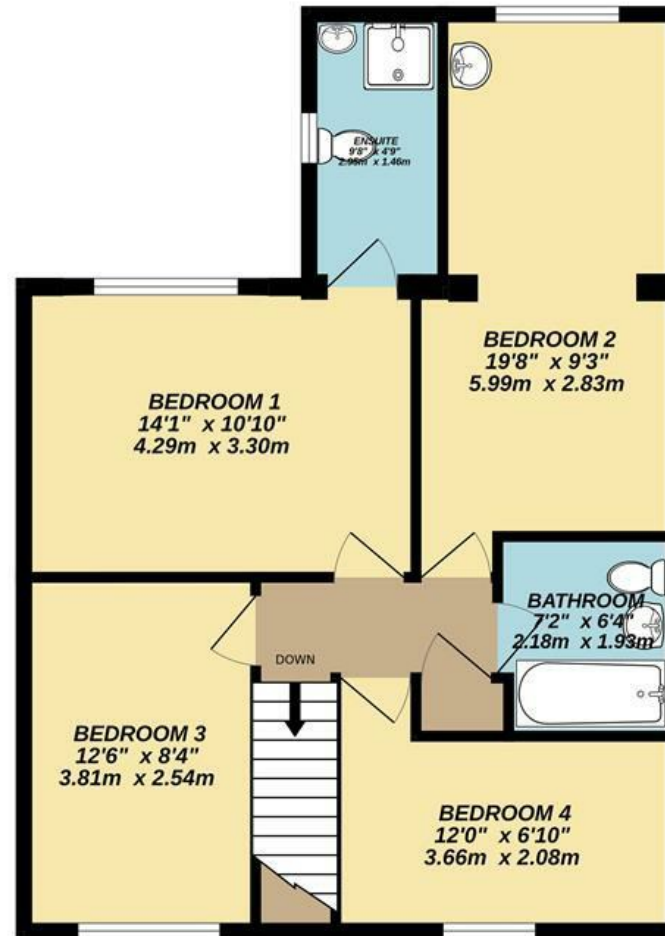




GROUND FLOOR  
793 sq.ft. (73.7 sq.m.) approx.



1ST FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA: 1458 sq.ft. (135.5 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 as to their operability or efficiency can be given.

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## Alan Hawkins

26/26a High Street,  
Royal Wootton Bassett  
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.

