

High Street, Royal Wootton Bassett, SN4 7AA

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PROPERTY SALES & LETTINGS



- Four Bedroom Period Town House
- Two Receptions Rooms
- Useful Cellar
- Garage With Two Car Driveway Behind
- Viewing Highly Recommended
- Beautifully & Tastefully Presented Throughout
- Modern Kitchen/Breakfast Room
- Shower Room & En-Suite Bathroom
- Gas Radiator Central Heating

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11 High Street, Royal Wootton Bassett, SN4 7AA

£445,000

An impressive and beautifully presented four bedroom Victorian townhouse, dating back to 1887 and occupying a prominent position along the historic High Street of Royal Wootton Bassett. This deceptively spacious period home combines an abundance of original character with tasteful modern improvements, offering versatile accommodation arranged over three floors, together with a useful cellar, generous rear garden, oversized garage and off-road parking.

Rich in period charm, the property retains a number of attractive features including traditional high ceilings, period fireplaces, reclaimed timber flooring and period-style radiators, all complemented by a tasteful and sympathetic decorative finish throughout.

The accommodation begins with a welcoming entrance hallway leading to an elegant front-facing living room, whilst a separate dining room occupies the centre of the property, providing direct access to the kitchen and stairs descending to the cellar. To the rear, the beautifully appointed 19ft kitchen/breakfast room enjoys excellent natural light and incorporates a range of fitted units together with a breakfast bar, creating a practical and attractive space for everyday living.

To the first floor are three bedrooms, served by two beautifully appointed bath and shower rooms, both finished to an excellent standard.

The second floor is dedicated to an impressive principal bedroom, a charming and generously proportioned retreat featuring extensive built-in storage, a useful walk-in wardrobe and far reaching views across the surrounding countryside towards Brinkworth. A newly installed Velux roof window, complete with automatic rain-sensing closure, provides an additional modern convenience.

Externally, the property enjoys a particularly lengthy rear garden, enclosed by traditional walling and offering an attractive outdoor space rarely associated with such a central High Street position. At the far end of the garden is a substantial timber-clad garage, with the additional benefit of off-road parking for approximately two to three vehicles beyond.

Further benefits include gas radiator central heating served by a modern combination boiler.

A fine example of a Victorian townhouse, offering a wonderful balance of period character, modern comfort and generous accommodation, all within immediate reach of the shops, cafés, restaurants and amenities of Royal Wootton Bassett's bustling High Street.

An internal viewing is highly recommended to fully appreciate the character, presentation and accommodation this distinctive home has to offer.



Viewings

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

Council Tax: Wiltshire Council

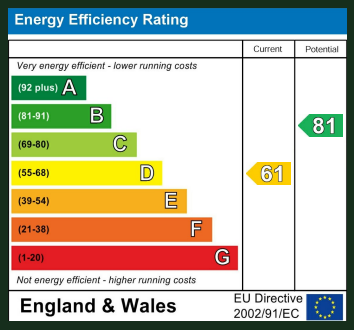
Tax Band D For year 2026/27 = £2695.08
For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Internet - Up to 1.6 Gbps Full Fibre Gigafast available

A £50 AML administration fee applies to all successful purchasers.



Energy Efficiency Rating (England & Wales)

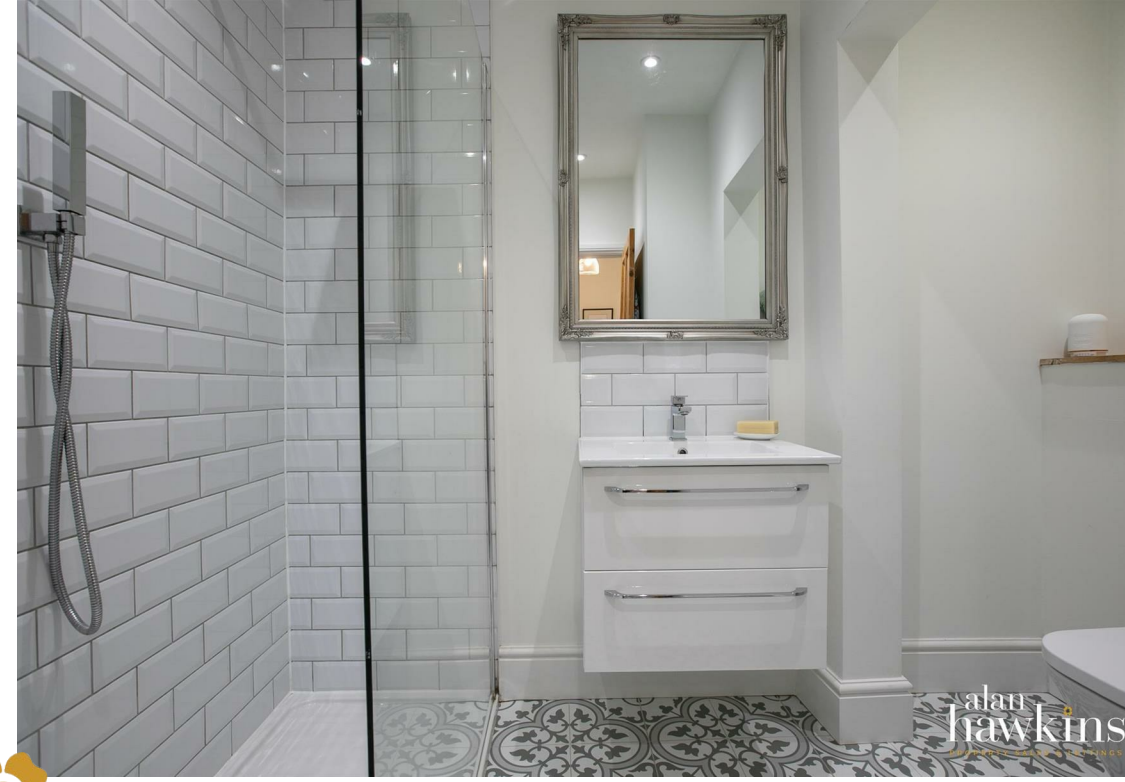









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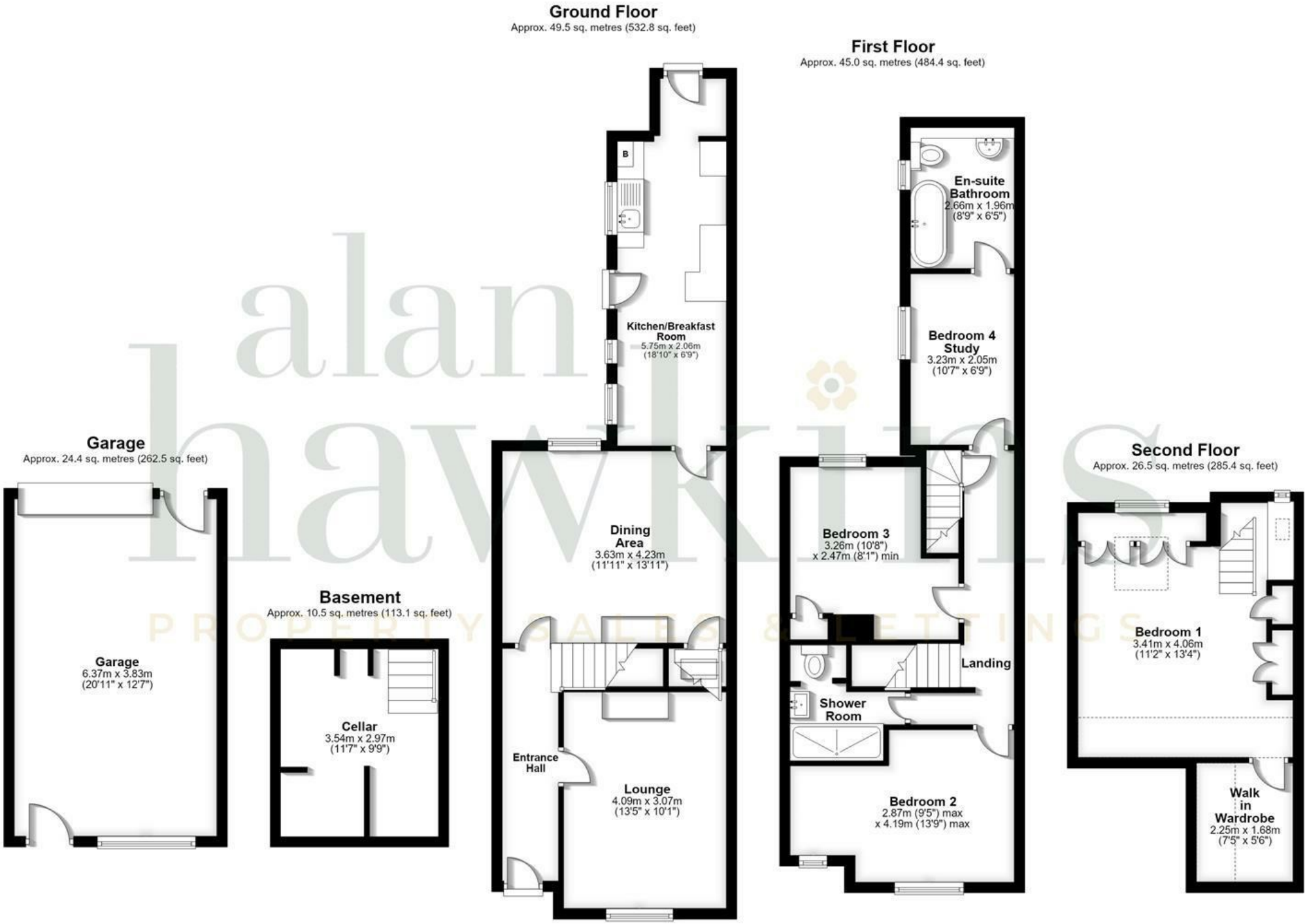

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Total area: approx. 155.9 sq. metres (1678.1 sq. feet)

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Wiltshire, SN4 7AA

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The Property Ombudsman