



alan  
hawkins

**Wiltshire Crescent, Wiltshire Leisure Village, SN4 7PB**

01793 840 222 | [alanhawkins.co.uk](http://alanhawkins.co.uk)

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PROPERTY SALES & LETTINGS





- 4/5 Bedroom Home
- Unlimited Use Of Leisure & Golf Passes
- 3 En-Suites Shower/Bath Rooms
- Impressive & Spacious
- Viewings Highly Recommended!
- Holiday/2nd Home Option
- Over 2000 Sq Ft Living Accommodation
- Downstairs Shower Room
- Private Rear Patio Area

# 32 Wiltshire Crescent Wiltshire Leisure Village, SN4 7PB

**£375,000**

Situated at the rear of the sought-after Wiltshire Leisure Village development on the outskirts of Royal Wootton Bassett, this impressive and versatile 4/5 bedroom semi-detached home offers over 2,300 sq ft of well-designed living space. Ideally suited as a secondary/holiday home, the property enjoys a peaceful setting with stunning views over the surrounding countryside.

For those seeking an active retirement lifestyle, this home includes two leisure and two golf memberships offering unlimited access to the Par 72, 18-hole Lakes Golf Course, the 9-hole Garden Course, a fully equipped gym, and an 18-metre indoor swimming pool complete with sauna and steam room.

This impressive and beautifully presented home on offer is light and spacious throughout, with the accommodation being set across three floors. The ground floor comprises a welcoming entrance hallway, an elegant octagonal living room, a spacious kitchen and a separate dining room that could alternatively serve as a ground-floor bedroom with the use of a convenient shower room behind.

On the first floor, a spacious landing serves

three generous double bedrooms all with built in wardrobes, two of which benefit from en-suite shower rooms and far-reaching views along with a well-appointed family bathroom. The second floor features a further spacious double bedroom with its own en-suite shower room.

Externally, the property enjoys a quiet and private southerly facing patio area to the rear, perfect for unwinding in the evening with a glass of wine while taking in the tranquil surroundings. Set within attractive communal gardens, the home also benefits from ground floor underfloor heating, uPVC double glazing and central heating via an air source heat pump,

To arrange a viewing or for further details, please contact Alan Hawkins Property Sales on 01793 840222.

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



## Viewings

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

## Council Tax: Wiltshire Council

Tax Band F For year 2025/26 = £3688.16  
For information on tax banding and rates, please call Wiltshire Council

## Tenure

Leasehold

## Management Fee

Management Fee £521.57 per quarter  
Ground Rent £369.72 per qtr (2 Golf Passes and 4 Leisure passes included)  
999 Year Lease As Of 2006

## Mains Water

Drainage - Shared Septic Tank

## Mains Electric

Broadband - Up to 1600\* Mbps download speed

## Energy Efficiency Rating (England & Wales)





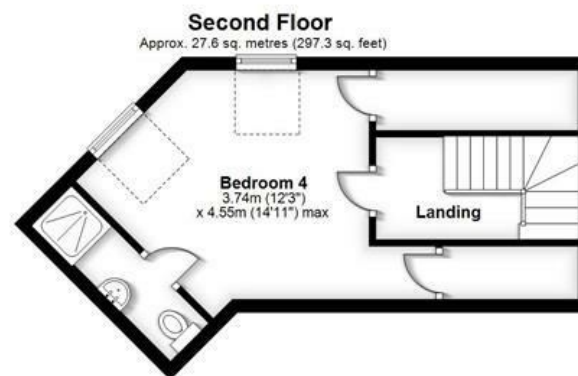
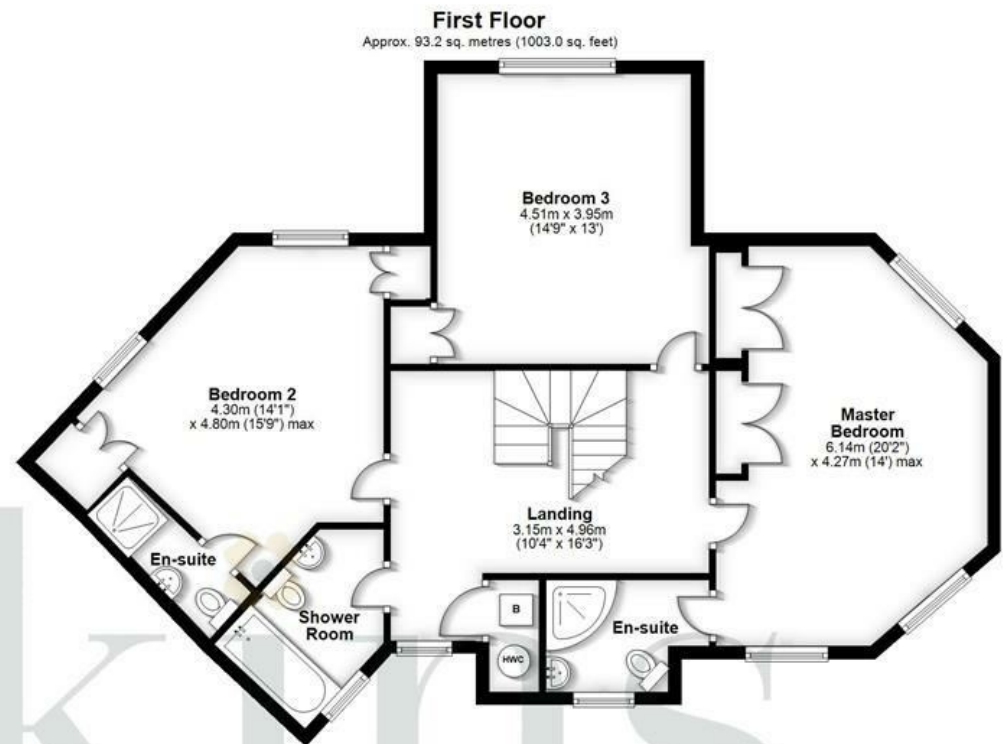
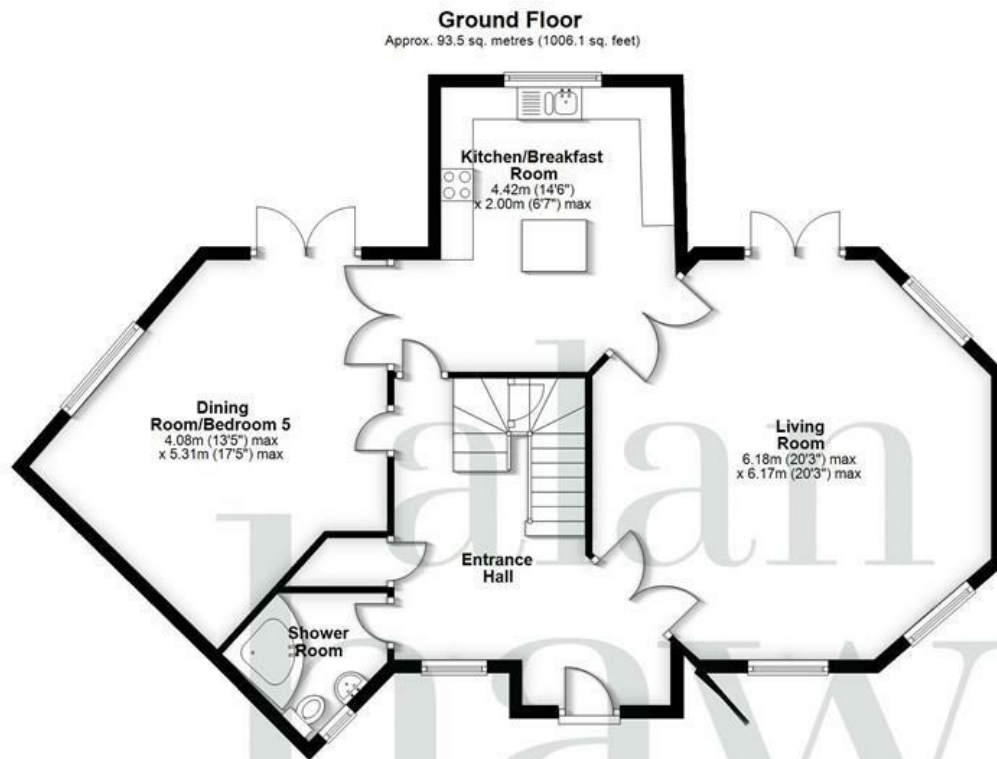












Total area: approx. 214.3 sq. metres (2306.4 sq. feet)

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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.

