

FOR SALE BY PRIVATE TREATY

THREE-BEDROOM DETACHED COTTAGE

HILLSIDE, VASTERN WHARF, ROYAL WOOTTON BASSETT,
WILTSHIRE, SN4 7PD

OFFERS IN EXCESS OF £425,000

- Three-bedroom detached cottage
- A rare redevelopment opportunity
- Off-road parking for multiple vehicles
- Located near towns and amenities
- Large double garage
- 0.74 acre plot



M4 J16 – 3.5 miles (10 mins)
Royal Wootton Bassett – 1.5 miles (5 mins)

Swindon Station – 7.5 miles (20 mins)
Marlborough – 13.5 miles (25 mins)

DESCRIPTION

Hillside provides a rare opportunity to acquire a detached period cottage offering exceptional potential for renovation and redevelopment, subject to any necessary consents. Nestled to the south west of Royal Wootton Bassett, the property sits within a 0.74 acre plot and includes a large double garage, providing the scope for additional storage and/or development. The property currently provides off road parking for multiple vehicles.

Set within generous grounds, the property offers outstanding potential to remodel or extend, subject to any necessary planning consents. Hillside provides the opportunity to create a family home in a unique setting. Viewing is highly recommended.



Hillside is a traditional red brick detached cottage under a tiled roof with an extension constructed of render with a tiled roof. The cottage displays many period features and, although now requiring comprehensive renovation, the property offers an excellent canvas to create a beautiful family home.

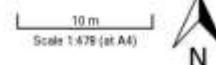


The property is arranged over two floors. The ground floor is comprised of a kitchen, dining room, bathroom, WC, sitting room and snug. The first floor consists of 3 bedrooms and a study. The gross internal area extends to 94.3 sqm (1,015 sqft). The garage is substantial and consists of one double bay and a second single bay. The building has excellent potential for storage or a workshop. The property is outlined red on the sale plan below.

Hillside, Vastern Wharf, Royal
Wootton Bassett, Wilts,
SN4 7PD



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FLOOR PLAN AND ENERGY PERFORMANCE RATING



HELPSIDE VASTERN WHARF WOOTTON BASSETT SN4 7PD
TOTAL FLOOR AREA : 94.3 sq.m. (1015 sq.ft.) approx.
Measurements are approximate. Structures previous to 1915 are not shown. Made with Metaphor 02/07/20

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F		
1-20	G	1 G	

SERVICES AND DRAINAGE

There is a mains water and mains electricity connection available to the property. However, due to the property being vacant and a water leak, these services have been disconnected. The property has a septic tank; however, this has been emptied and is not currently operational.

Boundaries – due to the overgrown nature of the grounds, some of the property's boundaries are not physically defined.

VAT

The property is not registered for VAT.

LAND REGISTRY

The property is currently registered under land registry title WT201837.

LOCATION

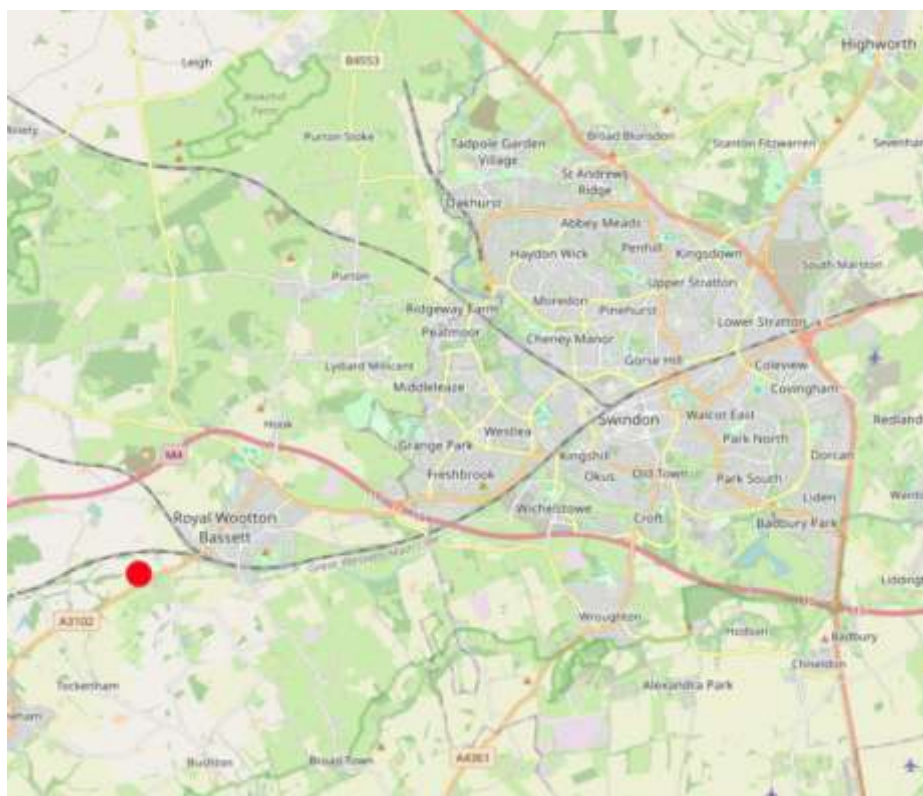
Hillside is attractively located in close proximity to Royal Wootton Bassett, situated in North Wiltshire. The property's location provides convenient access to nearby towns and amenities. The property is located between Royal Wootton Bassett and Lyneham and is situated off 'Hunts Mill Road/A3102' to the west of Royal Wootton Bassett and on Vastern Wharf. The location gives good access to nearby towns which offer a wide range of amenities.

There are a selection of reputable schools, including Broad Town Pre School, Broad Town CofE Primary School, Longleaze Primary School, St Bartholomews Primary Academy and secondary schools such as Royal Wootton Bassett Academy and Kingsbury Green Academy. Independent schools such as St Mary's Calne and Marlborough College are also within a short driving distance. J16 of the M4 can be accessed easily through Royal Wootton Bassett, and the property is located between Chippenham Train Station (approx. 12.5 miles) and Swindon Train Station (approx. 7.5 miles).

Additionally, The Wiltshire Golf and Leisure Hotel is located approximately 300m south of Hillside on the other side of the A3102. The hotel offers an 18 hole golf course and a leisure centre including a swimming pool.

ADDRESS

Full address: Hillside, Vastern Wharf, Royal Wootton Bassett, Wiltshire, SN4 7PD. Please see the plan below for reference.



DIRECTIONS

From Royal Wootton Bassett, head south west along the high street. Stay on this road heading out of Royal Wootton Bassett. Once over the railway bridge carry on for approximately 0.5 miles. Turn right onto Vastern Wharf (indicated by the WebbPaton For Sale board). Continue 100 metres along Vastern Wharf and the property can be found on the right hand side. The what3words location is <https://what3words.com/tingled.they.driveways>

ACCESS

Access to the property is directly off the public highway, known as Vastern Wharf, and benefits from a private gravel track leading to the property.



METHOD OF SALE

The freehold of the property is offered for sale as a whole with vacant possession. The property will be sold by private treaty.

LAND REGISTRY

The property is currently registered under land registry title WT201837.

VIEWINGS

Viewings are strictly by appointment only and are to be arranged through Isobel Newton or George King at WebbPaton on 01793 842055 or post@webbpaton.co.uk.

As Hillside is in a state of disrepair, interested parties are requested to be exceptionally careful and vigilant when viewing the property. The selling agents cannot be held liable for any injuries sustained during viewings. All viewing parties are reminded it is their decision as to what they deem safe to inspect and to do so is at their own risk.

Particulars produced February 2026

IMPORTANT NOTICE

WebbPaton for themselves and the vendors or lessors of this property whose agents they are give notice that:

- 1) These details are prepared in all good faith to give a fair and overall view of the property, do not form part of an offer or a contract, and must not be relied upon as statements or representations of fact.
- 2) Purchasers must rely on their own enquiries, inspections or otherwise on all matters including planning or other consents.
- 3) The information in these particulars is given without responsibility on the part of WebbPaton or their clients. The Vendors do not make or give and neither the Agents nor any person in the employment of the Agents has any authority to make or give any representations or warranty in relation to this property.
- 4) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which has not been photographed. Boundaries are subject to verification.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order. Purchasers must satisfy themselves by inspection or otherwise.