

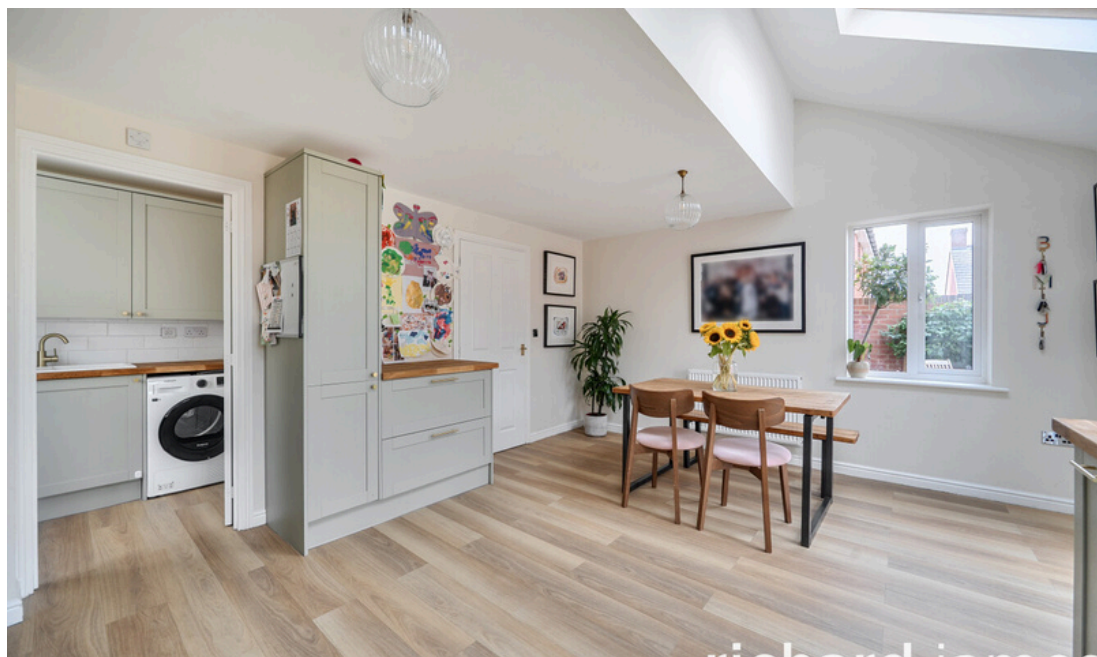


2, Churn Way, Royal Wootton Bassett, SN4 7FZ

Guide Price £450,000-£460,000

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Village & Country Homes



Churn Way

Royal Wootton Bassett

Freehold

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Impressive, beautifully presented, and turnkey ready, this substantial detached five-bedroom family home offers over 1,700 sq ft of exceptionally versatile accommodation, arranged across three floors and perfectly designed for modern family life. Having been thoughtfully upgraded by the current owners, including a beautifully refitted kitchen and utility room and a newly refitted en-suite, this is a home where you can simply move in, unpack and start enjoying.

From the moment you step through the front door, the sense of space is immediately apparent. The welcoming entrance hall leads through to a generous 21ft dual-aspect living room, where natural light floods in from both sides and French doors open directly onto the rear garden. It is a wonderfully comfortable space for relaxed evenings with the family, while the separate dining room provides the perfect setting for long Sunday lunches, dinner parties, and celebrations with friends.

The real heart of the home is the impressive open-plan kitchen and family room. Recently refitted in a stylish contemporary finish, the kitchen offers an excellent balance of generous storage and workspace, creating a welcoming hub at the centre of everyday family life. From morning coffee before the school run and children doing homework as dinner is prepared, to relaxed evenings entertaining friends, this is a space designed for living, gathering and enjoying. A separate, recently refitted utility room keeps laundry and household essentials neatly tucked away, adding further practicality to this exceptionally well-considered home.

The first floor provides an enviable master bedroom suite, offering the feeling of a private retreat away from the main family spaces. The bedroom is generous enough for a substantial bed and furniture, while a dedicated dressing area with two double fitted wardrobes provides excellent storage. The newly refitted en-suite shower room completes the space beautifully, featuring a luxurious double-width shower and contemporary finishes. Two further double bedrooms, one benefiting from built-in storage, are served by the family bathroom



Up on the second floor are two further double bedrooms and an additional shower room. This clever three-storey arrangement means everyone can have their own space, making the property particularly well suited to growing families, teenagers, guests or those needing dedicated rooms for home working. With five bedrooms in total, there is plenty of flexibility for the years ahead.

Outside, the rear garden provides an equally appealing extension of the living space. Designed for easy maintenance, it features a beautiful patio and seating area, ideal for summer lunches, evening drinks and entertaining, together with a lawn where children can play. French doors from the lounge and access from the kitchen make moving between inside and out wonderfully easy during warmer months. Rear gated access leads through to the off-road parking and detached garage, providing useful additional storage and everyday convenience.



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And when it is time to escape the house, the nearby canal provides a wonderful backdrop for everyday life. Whether it is an early morning dog walk, a weekend stroll with the children or simply heading out for some fresh air after dinner, the excellent local walks add another dimension to what is already a fantastic family setting.



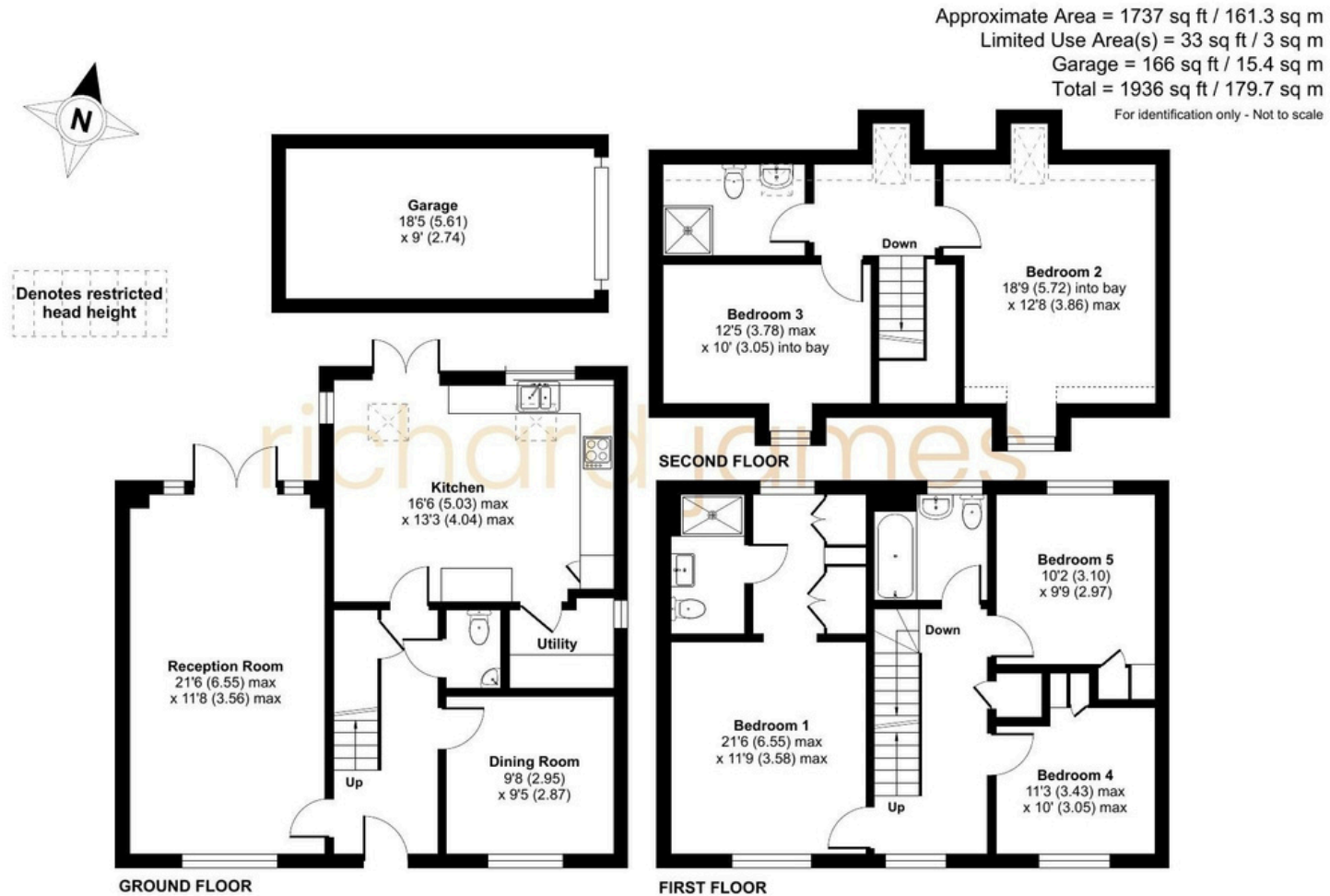
This is a home that strikes an increasingly rare balance between space, style, practicality and lifestyle. The major upgrades have already been taken care of, the accommodation is exceptionally flexible and the presentation is ready to enjoy from day one. With its sociable kitchen/family space, impressive master suite, five double bedrooms, beautiful garden, detached garage and wonderful access to canal-side walks, this is much more than simply a five-bedroom house — it is a home designed for busy family life, entertaining, relaxing and growing into.

Simply move in, make memories and enjoy.



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Floorplan



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Richard James. REF: 1028482

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