



📍 1 Whitehill Lane, Royal Wootton Bassett, Swindon, SN4 7DA

📄 Auction Guide £295,000

- For Sale By Online Auction
- Thursday 27th August 2026
- Lot 20
- Guide Price £295,000+

🏠 Freehold

📊 EPC Rating G



LOT 20
FOR SALE BY ONLINE AUCTION
THURSDAY 27th AUGUST 2026
GUIDE PRICE £295,000+

3/4 Bedroom detached chalet style bungalow situated in this very popular road and on a good size plot. The property is in need of modernisation throughout. Ideal investment.

The accommodation comprises on the ground floor; entrance hall, living room, kitchen/breakfast room, dining room, study, 2 bedrooms and utility. On the first floor; landing, 2 bedrooms, dressing room and WC. The property has electric heating.

The property has a large driveway to the front providing off road parking for several cars leading to the large garage which shows some signs of movement and an area of lawn. The rear garden is mainly laid to lawn and patio with brick built covered seating area and garden store.

[what3words.com/generated/pinging.pine](https://www.what3words.com/generated/pinging.pine)

For further information please go to our auction site.

Situation

Royal Wootton Bassett is a thriving market town in north Wiltshire, renowned for its historic character, strong community spirit and excellent transport links. The town offers a comprehensive range of amenities, including supermarkets, independent shops, cafés, restaurants, schools, healthcare facilities and leisure amenities, making it a popular location for families, professionals and investors alike.

The town enjoys an excellent strategic location, with Junction 16 of the M4 motorway approximately three miles away, providing convenient road access to Swindon, Bristol, Reading and London. Swindon railway station, just a short drive away, offers regular high-speed services to London Paddington, Bristol, Cardiff and South Wales, making the town particularly attractive to commuters.

At the heart of Royal Wootton Bassett is its historic High Street, lined with a variety of independent businesses and traditional buildings, reflecting the town's long-established market heritage. The town is also well placed for access to the beautiful Wiltshire countryside, with the nearby North Wessex Downs National Landscape, Cotswold Water Park and numerous walking and cycling routes offering excellent opportunities for outdoor recreation.

Combining a rich history, excellent local amenities, superb transport connections and a welcoming community, Royal Wootton Bassett continues to be one of north Wiltshire's most desirable locations, appealing to owner-occupiers, landlords, developers and investors alike.

Viewings

To arrange a viewing, contact: Auction Office

There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.



Whitehill Lane, Royal Wootton Bassett, Swindon, SN4

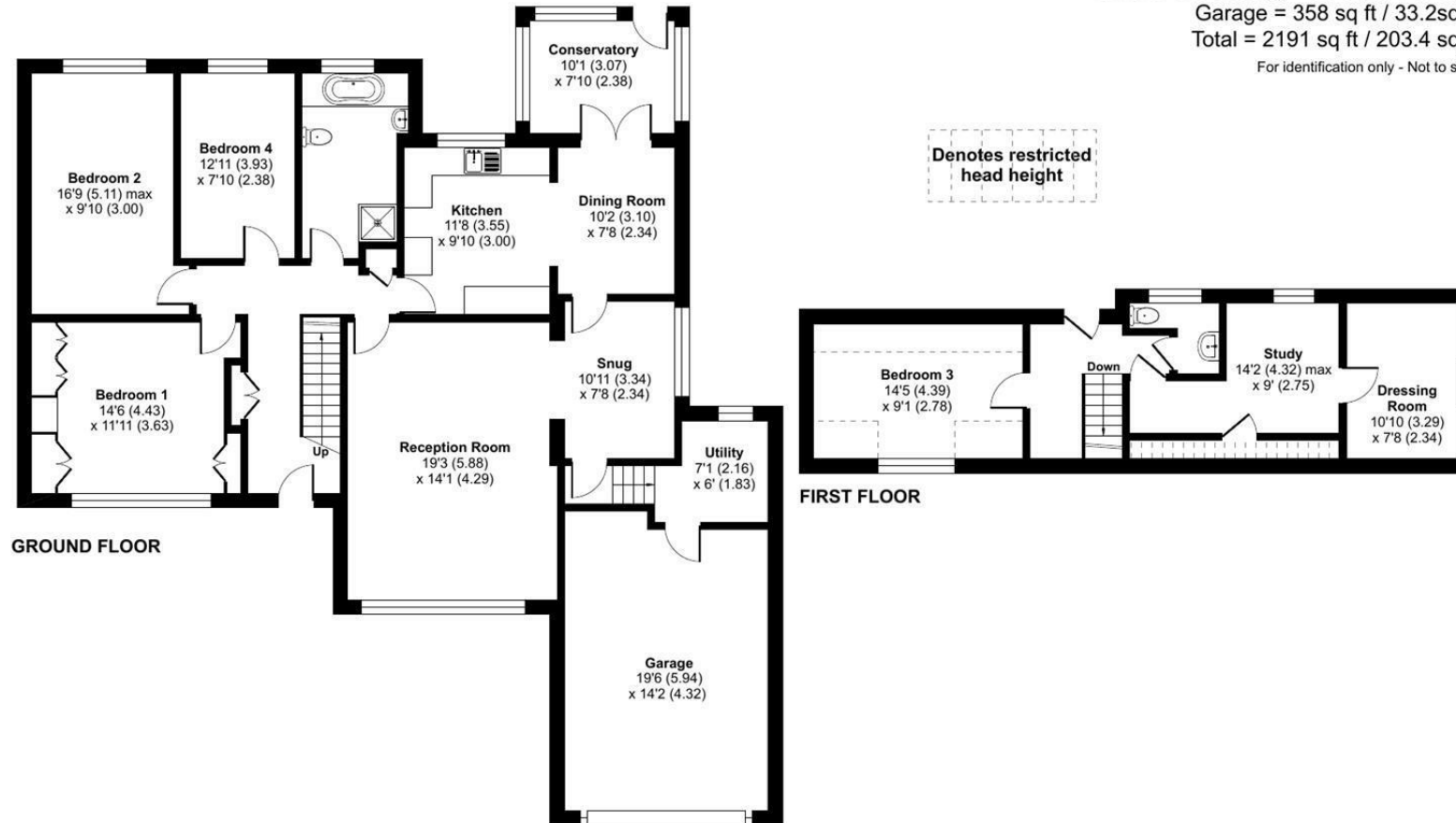
Approximate Area = 1753 sq ft / 162.8 sq m

Limited Use Area(s) = 80 sq ft / 7.4 sq m

Garage = 358 sq ft / 33.2sq m

Total = 2191 sq ft / 203.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Strakers. REF: 1492287

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