



Station Road, Royal Wootton Bassett, SN4 7FE

01793 840 222 | alanhawkins.co.uk

alan
hawkins

alan
hawkins

PROPERTY SALES & LETTINGS

- Detached Family Home
- Beautifully Presented
- 21ft Kitchen/Diner Room
- Utility Area
- En-suite Shower Room

- 4 Generous Bedrooms
- Garage (With Plectrics)
- 21ft Living Room
- Downstairs Cloakroom
- Viewings Advised

alan
hawkins
PROPERTY SALES & LETTINGS

100 Station Road Royal Wootton Bassett, SN4 7FE

£385,000

Situated on the fringe of a David Wilson development in the thriving market town of Royal Wootton Bassett, this beautifully presented four double bedroom detached family home offers spacious and versatile accommodation extending throughout.

Constructed in 2010 and known as the sought-after 'Thornton' design, the property enjoys a well-balanced layout ideal for modern family living. Upon entering, a generous and welcoming entrance hall provides ample built-in storage and access to the principal ground floor rooms.

The impressive 21ft dual aspect living room is flooded with natural light and features French doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living. The heart of the home is the stylish kitchen/dining room, fitted with a quality range of units complemented by attractive quartz worktops and ample space for family dining and entertaining. A separate utility room provides additional practicality and storage, whilst a convenient cloakroom completes the ground floor accommodation.

To the first floor, the spacious principal bedroom benefits from fitted wardrobes and a modern en-suite shower room. Three further double bedrooms are served by a well-appointed family bathroom, making this an ideal home for growing families.

Externally, the property enjoys a non-overlooked, beautifully landscaped rear garden laid with artificial grass & flower boarder surround, designed for ease of maintenance whilst offering an attractive outdoor space for relaxation and entertaining. (Pot plants & Shed not staying) A garage and driveway parking behind complete the package.

Further benefits include double glazed sash windows, gas fired central heating and Karndean wood-effect flooring throughout much of the ground floor.

Conveniently positioned within walking distance of Royal Wootton Bassett's bustling High Street, excellent schooling and local amenities, this is a superb family home that must be viewed to be fully appreciated.



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

Management Fee

£30 Per Annum

Gas - Mains

Electric - Mains

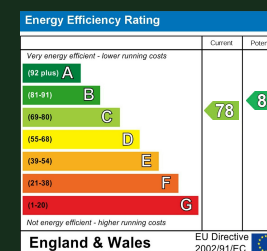
Water - Mains

Drainage - Mains

Internet - Full Fibre Gigafast available 900

Mbps Avg. speed

Energy Efficiency Rating (England & Wales)











Total Area: 1177 ft² ... 109.4 m² (excluding garage)



Disclaimer:

These floor plans are provided for guidance only and are not to scale.

All dimensions, layouts, and details shown are approximate and should not be relied upon as statements of fact.

Prospective purchasers or tenants should satisfy themselves by inspection or independent verification.

Fixtures, fittings, furniture, and appliances shown are indicative only and may not be included in the sale or letting.

Neither the seller, landlord, nor the estate agent accepts responsibility for any inaccuracies or omissions. Copyright Alan Hawkins Estate Agents Ltd

alan hawkins

PROPERTY SALES & LETTINGS

01793 840 222 | alanhawkins.co.uk

Alan Hawkins

26/26a High Street,
Royal Wootton Bassett
Wiltshire, SN4 7AA

Disclaimer: These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not tested any apparatus,

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.

