



35 Greenhill, Royal Wootton Bassett, SN4 8EH

Guide Price £585,000

richard james

Village & Country Homes



Greenhill

Royal Wootton Bassett

Freehold



Set within the coveted rural enclave of Greenhill, this exceptional detached three-bedroom cottage offers a rare opportunity to acquire a truly special home, where timeless character, outstanding gardens, and delightful surroundings combine to create an enviable lifestyle.

Greenhill is prized for its peaceful setting, country walks, convenient access to town amenities and excellent transport links. It lies just ten minutes by car from M4 Junction 16 and fifteen minutes from central Swindon, yet is surrounded by fields and woodlands, offering the perfect balance between rural tranquillity and connectivity.

The property itself is a charming and beautifully maintained cottage, full of warmth, natural light, and character features. The entrance leads directly into a well-appointed kitchen with ample working space and room for a dining table, making it the sociable and practical heart of the home. From here, an inner hallway provides access to a downstairs cloakroom and WC, as well as the staircase to the first floor, before leading through to the principal reception space.

This is a superb dual-aspect room, filled with natural light, enjoying uninterrupted views of the surrounding gardens and fields from every window. Exposed beams add charm and authenticity, while built-in shelving and storage combine practicality with character and offer flexibility for a variety of uses. The fireplace forms a natural focal point, currently fitted with a coal-effect gas fire but with the potential to be reinstated for solid fuel use.

Two sets of French doors connect with the grounds. One opens directly onto the garden, while the other leads into a thoughtfully designed sun room which wraps around the northern corner of the house and provides access to a patio with a raised pond — a fine setting for outdoor dining and relaxation.

On the first floor, a bright and welcoming landing with large windows continues the theme of light and openness. This leads to three generously sized double bedrooms, all with built-in storage. The principal and second bedrooms enjoy far-reaching views towards the Cotswolds, while the principal bedroom benefits from its own en-suite bath and shower room. A well-appointed family bath and shower room serves the remaining bedrooms and enjoys its own pleasant outlook across fields and woodland.



Lovingly designed gardens surround the house arranged into four distinct “rooms,” each with its own identity and charm. These include a productive walled kitchen garden, described by a visitor as “a little paradise.” Other areas feature large perennial beds and mature apple trees, including traditional English varieties such as Ashmeads Kernel and Ribston Pippin. Sweeping lawns provide space for quiet enjoyment and outdoor entertaining while surrounding views connect the garden seamlessly with field and woodland. A bluebell wood lies nearby offering idyllic walks.

The property also benefits from an oversized garage with power, lighting, and a workbench, providing excellent storage and workspace. To the front, a private driveway offers parking, with potential to create further parking if required.

Greenhill itself is conveniently close to the thriving market town of Royal Wootton Bassett, which offers an excellent range of independent shops, cafés, pubs, and highly regarded schools. The wider area provides exceptional access to the beautiful Wiltshire countryside.



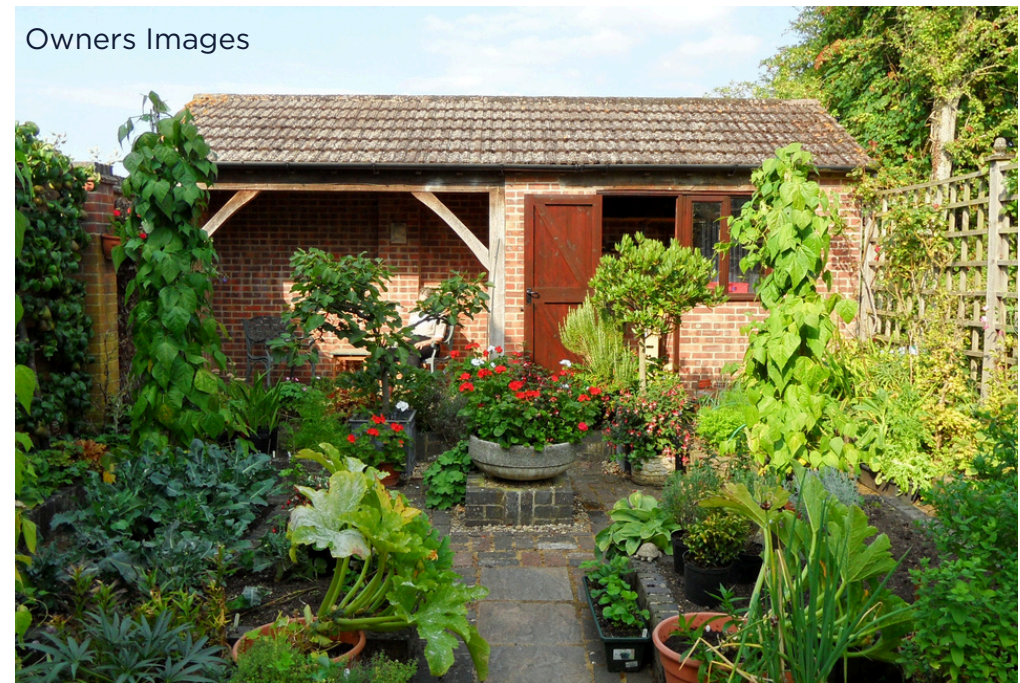


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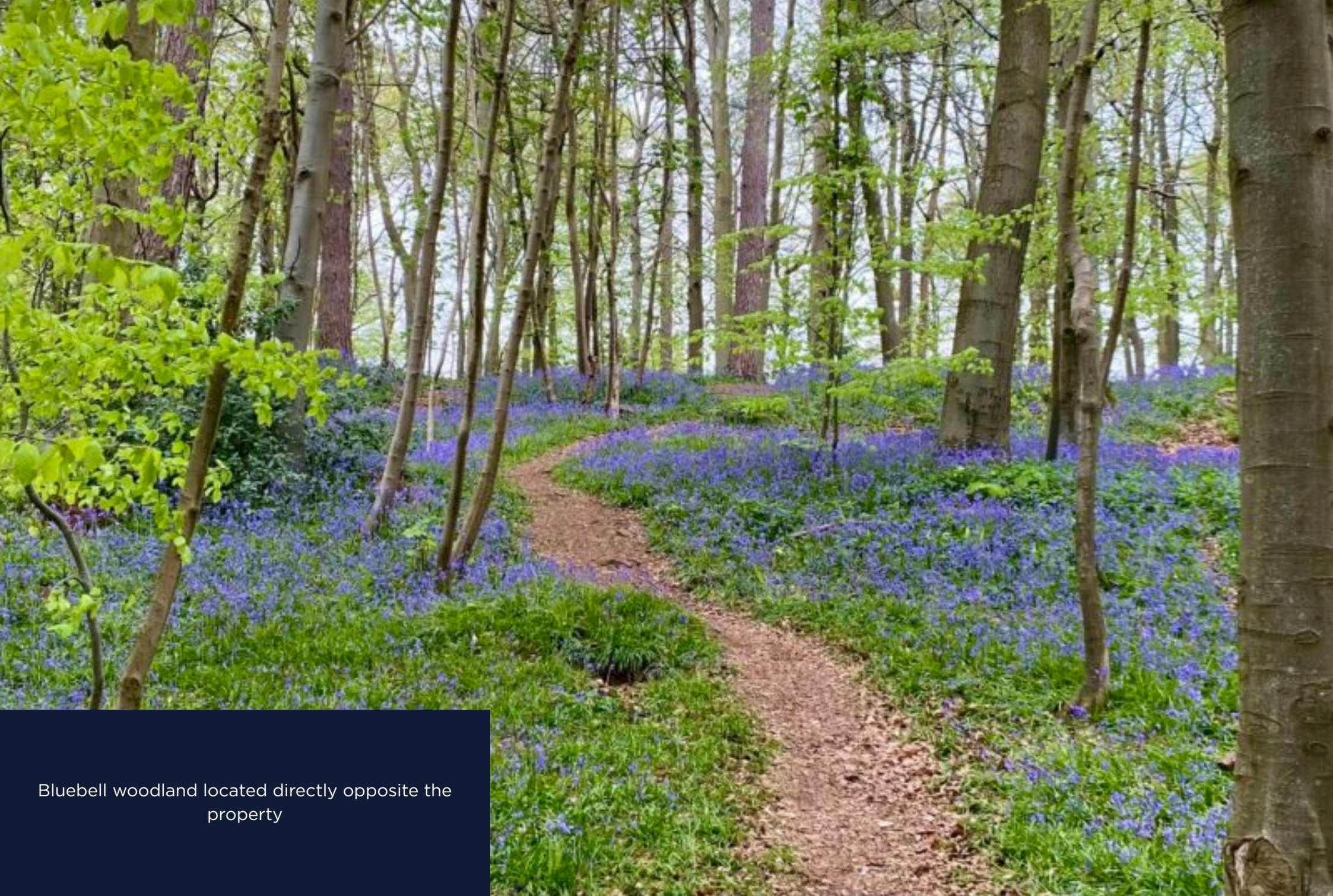
If you love it in the winter....



you will love it in the summer...







Bluebell woodland located directly opposite the property

Floorplans

Approximate Area = 1453 sq ft / 134.9 sq m

Garage = 222 sq ft / 20.6 sq m

Outbuilding = 48 sq ft / 4.4 sq m

Total = 1723 sq ft / 159.9 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 Richard James. REF: 1417896

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