



26, Crosstrees, Royal Wootton Bassett, SN4 8FB

Fixed Price £257,000

richard james

Village & Country Homes



Crosstrees

Royal Wootton Bassett

Freehold



A beautifully presented three-bedroom home, offered at 80% of open market value with 100% ownership — a rare opportunity to secure a substantial family house for considerably less than its true worth.

Tucked away in a sought-after modern development, this semi-detached home built in 2016 has been finished to an exceptional standard throughout, and it shows. Step through the front door into a bright, welcoming hallway that sets the tone for the rest of the house.

The heart of the home is the stunning kitchen/diner, stretching over 14ft and flooded with natural light from the window overlooking the garden. It's been styled with a striking sage-green paneled feature wall, sleek white shaker-style cabinetry, and space for a full dining table — genuinely a room you'll want to entertain in, not just cook in. A handy ground-floor cloakroom sits just off the kitchen.

Through to the front of the house, the generous reception room offers a relaxed, comfortable space to unwind, currently arranged around a wall-mounted TV unit with a stylish slatted feature panel — a lovely contemporary touch.

Upstairs, the property offers three well-proportioned bedrooms — two spacious doubles plus a versatile third bedroom, ideal as a single room, home office, or nursery — served by a smart, modern family bathroom fitted with a bath, wash basin and WC.

Outside, the west-facing rear garden is a real highlight — a lovely mix of lawn, a paved patio area perfect for al fresco dining and a useful timber shed for storage. To the front, off-road parking is provided, with the added benefit of a smart, tidy frontage and an attractive brick-and-render exterior that gives real kerb appeal.

Further benefits include gas central heating via a combination boiler and uPVC double glazing throughout, ensuring the home is efficient and comfortable all year round.

This really is a fantastic opportunity to get onto the property ladder — or move up it — in a wonderful location, for a fraction of what you'd expect to pay.



Please note: this property is sold under a Section 106 agreement at a discount of 20% below open market value, restricted to buyers with a local connection to the area and whose household finances mean they could not otherwise afford to purchase on the open market. To register your interest and check your eligibility, prospective buyers must register with Homes4Wiltshire.

Welcome Home...



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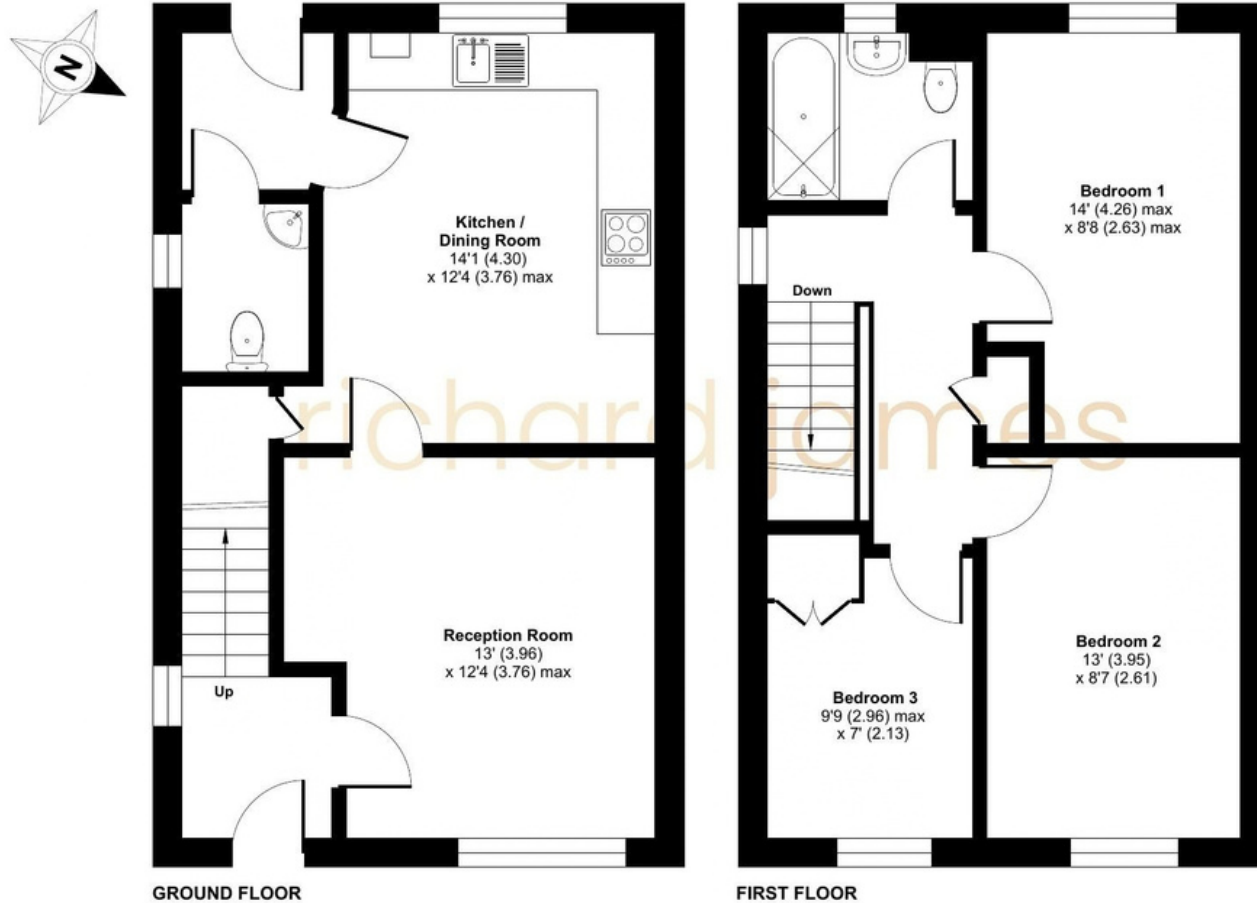
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Floorplan

Approximate Area = 880 sq ft / 81.7 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). © nrichcom 2026. Produced for Richard James. REF: 1523676

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