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Marlborough Road, Royal Wootton Bassett, SN4 7EJ

01793 840 222 | [alanhawkins.co.uk](http://alanhawkins.co.uk)

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PROPERTY SALES & LETTINGS



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- A Stunning & Rare Extended Detached Family Home
- Four Bedroom Property With En-Suite Shower
- Detached Double Garage
- Kitchen/Diner, Utility Room & WC
- Modern Gas Boiler
- Double Fronted & Double Bay Windowed
- Secluded 1/4 Acre Plot With Gated Driveway
- Additional Timber Office/Studio
- uPVC Double Glazing
- Viewings Highly Recommended

# 10 Marlborough Road Royal Wootton Bassett, SN4 7EJ

£650,000

A rare and fantastic opportunity to purchase this beautiful 1920s DOUBLE FRONTED & EXTENDED detached family home with DETACHED DOUBLE GARAGE situated on the outskirts of Royal Wootton Bassett on a secluded 1/4 acre plot with private gated driveway.

If you are looking for a property with a wealth of character and features then look no further!

This delightful home offers a spacious entrance hallway with storage cupboards and staircase to the first floor landing, two reception rooms, the first being a bay windowed study/office area and the second is an impressive double bay windowed 24ft living room with feature cast iron Victorian fireplace. Located to the rear of the property is a breakfast/dining room which opens through to a fitted kitchen and a separate utility and cloakroom.

Upstairs to the first floor is a spacious landing which could be utilised as a home office space. The primary bedroom features a bay window and en-suite shower room, bedrooms two and three both double in size and with feature cast iron fireplace

surrounds, a single bedroom four and a family bathroom.

Surrounding this wonderful home are mature private gardens. The property is accessed via a private gated driveway providing parking for several vehicles. The garden itself has been beautifully maintained which features a lovely ornamental pond and stream, an abundance of flower beds, shrubs and trees all being fully enclosed. Side gates provide secure access to a rear garden where you find a further driveway leading up to an oversized detached double garage complete with power, lighting and vehicle inspection pit. Additionally, the home offers an external office space/studio room again benefiting from power, lighting and Velux windows.

All in all, a fantastic home on offer! For more information or to request a viewing, contact Sole agents Alan Hawkins Property Sales today on 01793 840222.



## Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

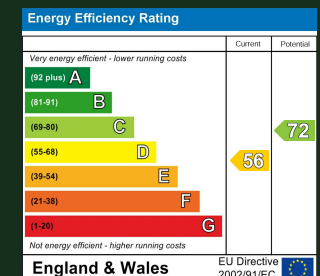
## Council Tax: Wiltshire Council

Tax Band F For year 2025/26 = £3,688.16  
For information on tax banding and rates, please call Wiltshire Council

## Tenure

Freehold

## Energy Efficiency Rating (England & Wales)





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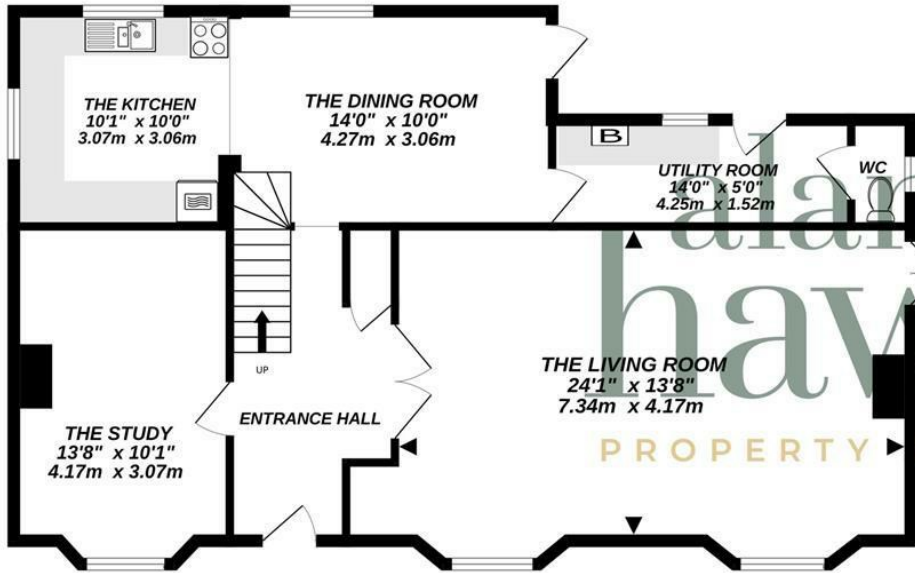


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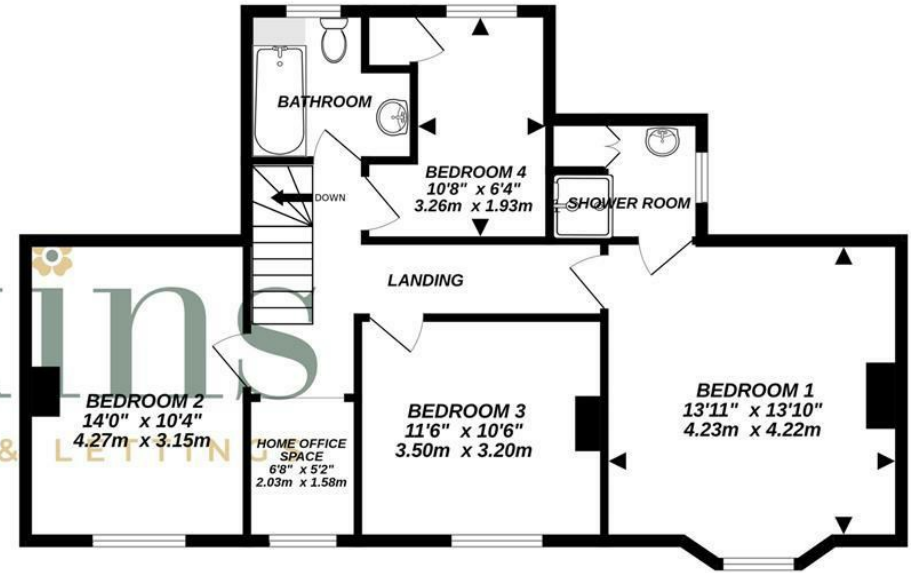




**GROUND FLOOR**  
959 sq.ft. (89.1 sq.m.) approx.



**1ST FLOOR**  
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 1718 sq.ft. (159.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

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