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Garraways

Royal Wootton Bassett, SN4 8LT

Guide Price
£417,000



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Garraways

Royal Wootton Bassett

Freehold | EPC Rating - D

3 2 2

Occupying a generous plot within a quiet cul-de-sac on the highly regarded Woodshaw development, this well-maintained three-bedroom detached home offers spacious accommodation, a detached double garage, extensive parking and exciting scope for extension and enhancement (subject to the necessary planning consents).

Set back from the road behind a substantial frontage, the property enjoys an elevated position with attractive far-reaching views to the rear. The generous plot provides excellent outdoor space and presents significant potential for buyers looking to create a larger family home.

The accommodation begins with an entrance hall and cloakroom, leading through to a fitted kitchen with adjoining utility room. To the rear, a spacious dual-aspect living room opens into a separate dining area, creating a bright and sociable space ideal for modern family living. French doors from the dining area provide direct access to the rear garden and enjoy pleasant elevated views across the surrounding area.



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The first floor offers three well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and en-suite shower room. Bedrooms two and three are both comfortable doubles, served by a family bathroom.

Outside, the property truly comes into its own. The sizeable rear garden enjoys a sunny aspect with lawned areas, patio seating, mature planting and a raised decked terrace. The plot width and depth offer clear potential for rear, side or loft extensions, subject to the necessary planning permissions. To the front, a large driveway provides ample off-road parking and leads to a detached double garage.

Located within one of Royal Wootton Bassett's most established residential areas, Garraways offers convenient access to excellent local schools, countryside walks, everyday amenities and the town's thriving High Street. Junction 16 of the M4 is also easily accessible, making this an ideal choice for commuters.

Welcome Home....





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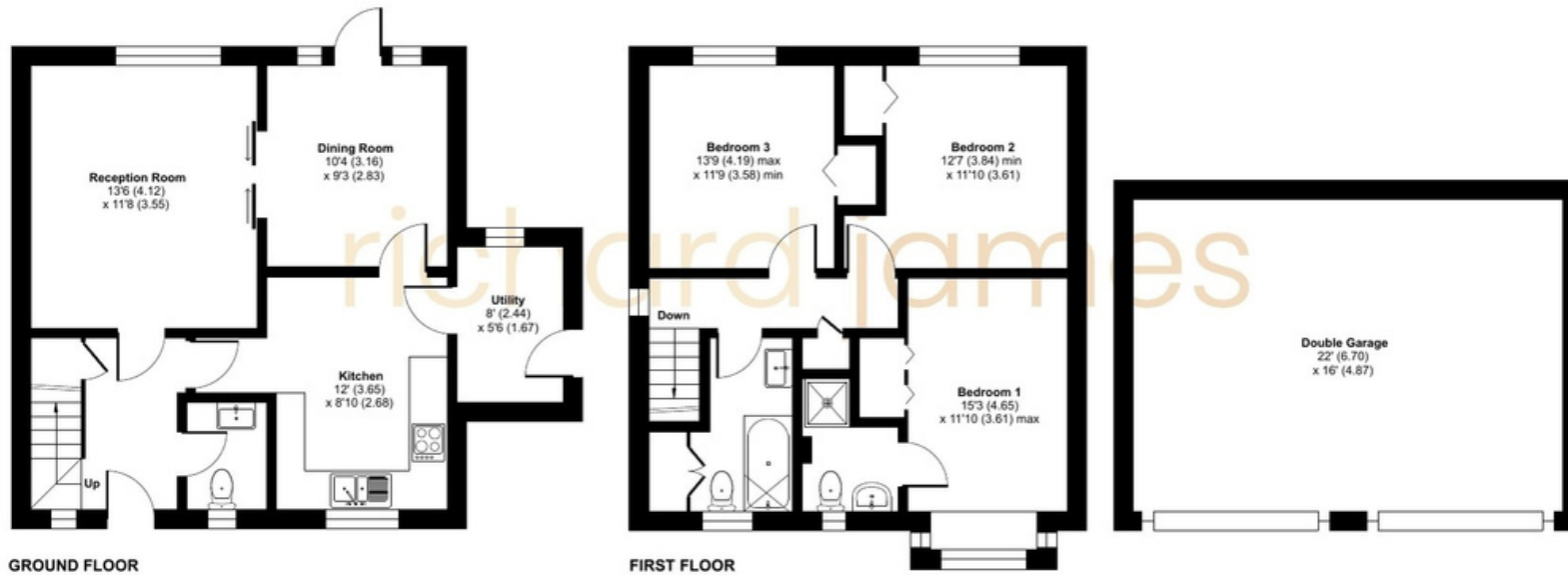


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Floorplan

Approximate Area = 1037 sq ft / 96.3 sq m
Garage = 351 sq ft / 32.6 sq m
Total = 1388 sq ft / 128.9 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: 1478414

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