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PROPERTY SALES & LETTINGS

Rope Yard, Royal Wootton Bassett, SN4 7BP

01793 840 222 | alanhawkins.co.uk



- Two Double Bedrooms
- Modern Fitted Kitchen
- No Onward Chain
- Separate Dining Room
- Short Walk To High Street
- Stunning Far Reaching Countryside Views
- Modern Shower Room & Separate WC
- Dual Aspect 19ft Living Room
- Side Porch
- Modern uPVC Double Glazing



5 Orchard Park Rope Yard Royal Wootton Bassett, SN4 7BP

£145,000

A spacious 32ft x 20ft twin park home, ideally positioned just a short stroll from Royal Wootton Bassett's bustling High Street, enjoying an enviable setting with far-reaching views across the surrounding Wiltshire countryside. Significantly improved and beautifully presented throughout, this well-appointed home offers a modern and comfortable living environment in a highly desirable location. Offered to the market with no onward chain.

The accommodation comprises an entrance hall, an additional side porch providing a useful secondary entrance directly into the dining room, separate modern WC, two well-proportioned double bedrooms, both benefiting from built-in wardrobes, a modern shower room, dining room, beautifully

appointed modern fitted kitchen and a bright dual-aspect living room, perfectly positioned to enjoy the impressive southerly views.

Externally, the property is surrounded by gardens, with a patio seating area providing an ideal space to sit and enjoy the peaceful outlook and surrounding countryside.

Further benefits include a combination boiler, modern uPVC double-glazed windows and modern fixtures and fittings throughout, making this an excellent opportunity for those seeking a ready-to-enjoy park home close to the amenities of Royal Wootton Bassett.

A great alternative to bungalow living. To arrange a viewing or request further details, please contact Alan Hawkins Property Sales on 01793 840222.



Viewings

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

Council Tax: Wiltshire Council

Tax Band A For year 2026/27 = £1796.72
For information on tax banding and rates,
please call Wiltshire Council

Gas: LPG Tank

Electric: Mains

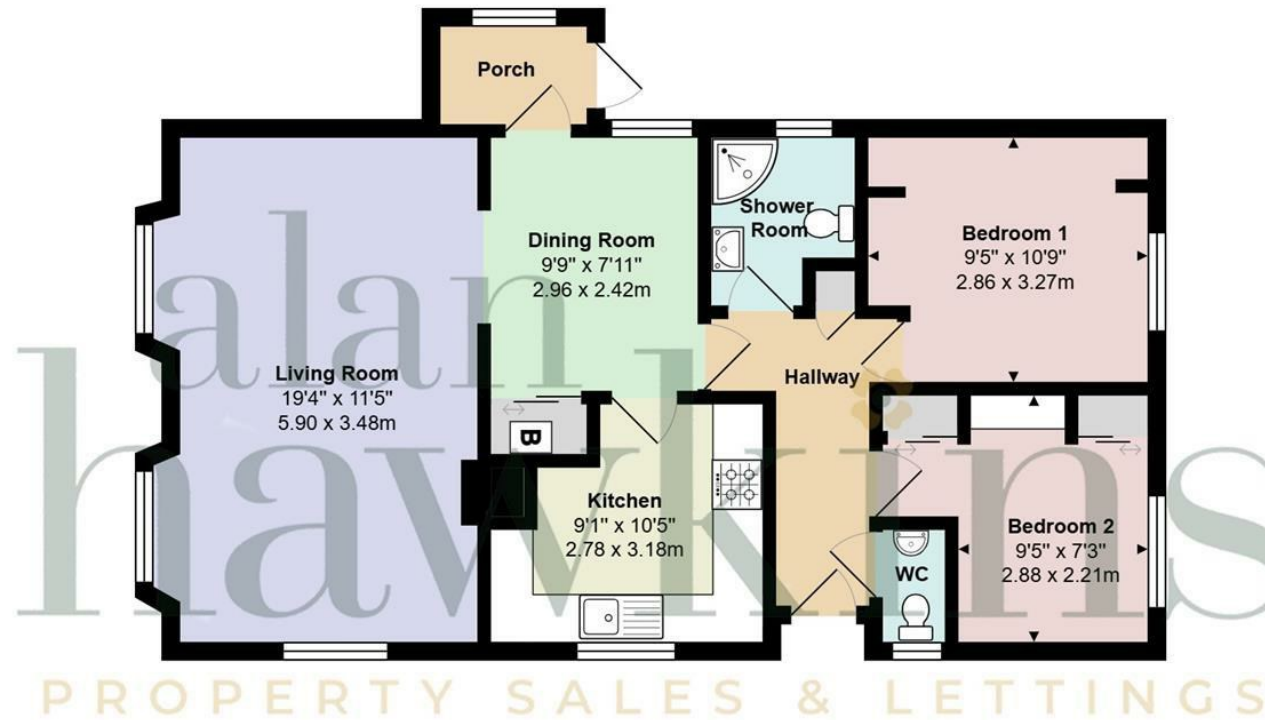
Water + Waste: Mains

**Internet Speeds: Possible speeds of up to
900 mbps**

Flood risk: Very low

**Pitch Fee for 2026 - £201.53pcm,
reviewed annually (next review
31/12/2026)**





Ground Floor

Total Area: 747 ft² ... 69.4 m²



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.

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