

The Wiltshire Leisure Village, Royal Wootton Bassett
SN4 7PB

01793 840 222 | alan**hawkins**.co.uk

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PROPERTY SALES & LETTINGS



- 4 Bedroom Holiday Home/2nd Home
- 20ft x 20ft Octagonal Living Room
- ** 2 Golf and 4 Leisure Passes **
- Air Source Heat Pump Central Heating
- Set in the grounds of the Wiltshire Leisure Village
- 3 Bathrooms
- uPVC Replacement Double Glazing
- Just a short drive from Royal Wootton Bassett

1 Wiltshire Crescent, The Wiltshire Leisure Village, Royal Wootton Bassett SN4 7PB

£250,000

An impressive four-bedroom holiday home/2nd home set within the sought-after Wiltshire Leisure Village in arguably one of the best positions on the development and enjoying direct access to the 27-hole golf course along with the gym and spa facilities of the Wiltshire Hotel, located just yards from the front door.

Individually personalised at point of construction to a high standard, the property is truly bespoke, showcasing high-quality fittings and exceptional workmanship throughout. The ground floor is fully tiled with elegant limestone flooring and comprises a welcoming entrance hall, a cloakroom fitted with designer sanitary ware, and a stunning bespoke kitchen featuring granite worktops, integrated Miele appliances, a Siemens self-cleaning oven, and a fitted waste disposal unit.

The main living area is a striking 20'4 wide octagonal room, flooded with natural light and opening onto the rear patio via uPVC French doors—an ideal space for relaxing or entertaining.

The first floor offers three well-proportioned bedrooms, all with built-in wardrobes, including bedroom two which benefits from an en-suite shower room. A stylish family bathroom completes this level, featuring a Jacuzzi bath.

Rising to the top of the property's distinctive turret is the impressive master suite, enjoying fabulous views, a private en-suite shower room, and an extensive range of high-quality fitted wardrobes and dressing units.

Additional benefits include recently replaced uPVC double-glazed windows and doors throughout, air source heat pump central heating.

As well as usage as a second home, the property also has an anticipated rental value of c£1750 pcm if rented on a monthly AST, providing a gross annual income of £21,000.NB:
Planning and use: The property is currently subject to the existing holiday/second-home restriction. A Lawful Development Certificate application is being pursued in relation to its long-standing residential occupation, with the aim of regularising its use as a permanent residential dwelling. The outcome of the application is currently pending and should be considered by prospective purchasers when assessing the property.

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Viewings

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

Council Tax: Wiltshire Council

Tax Band E For year 2025/26 = £3021.75
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

Tenure

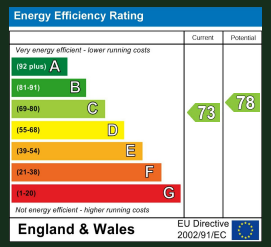
Leasehold - Residual of a 999 Year Lease

Management Fee

Ground Rent: £926 per qtr
Management Fee: £443.50 per qtr
2 Golf Passes + 4 Leisure Passes included.

Water: Mains
Waste: Privately Shared Waste Management System
Electric: Mains
Flood Risk: Very Low (Environmental Agency)
Internet Speeds: 95% chance of up to 1000 mbps (Ofcom)

Energy Efficiency Rating (England & Wales)



















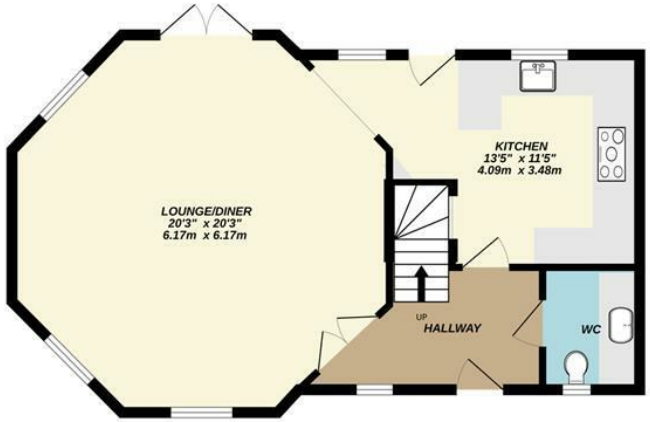




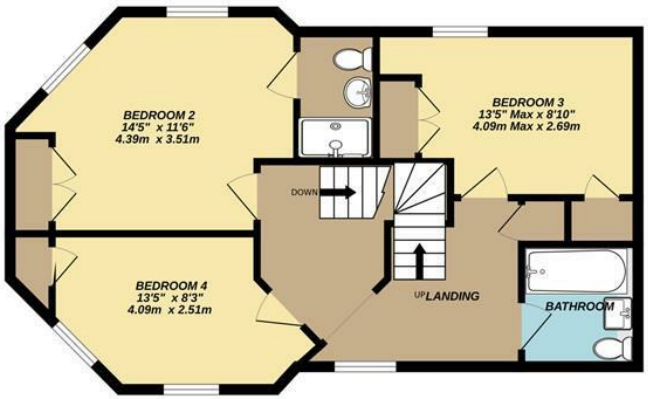



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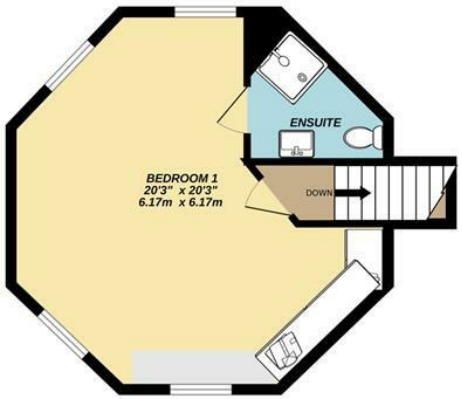
GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



2ND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 1553 sq.ft. (144.3 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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