



strakers

📍 1 The Close, Wiltshire Leisure Village, Royal Wootton Bassett,
Swindon, SN4 7PB

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🔗 £625,000

A New Build Being Sold Off-Plan giving potential buyers the opportunity to contribute to their next home! The Kingston is a brand new, four bedroom detached property, offering spacious and flexible accommodation over two floors, with garage, driveway and rear garden, superbly positioned on the highly sought after Wiltshire Leisure Village, and offered with the benefit of No Onward Chain.

- New Build - Off-Plan
- Opportunity for Buyers to Contribute to the Build
- Four Bedrooms, Three Bathrooms
- Contemporary, Stunning Living Space
- Fabulous Kitchen With Integrated Appliances
- Mitsubishi Air Source Heat Pump / Underfloor Heating (Ground Floor)
- Enclosed Rear Garden
- Single Garage & Driveway Parking
- Over 55's Retirement Living With Golf & Leisure Facilities

🚶‍♀️ Freehold

🏠 EPC Rating



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The accommodation comprises; entrance hall with downstairs cloakroom off, sitting room, Howdens kitchen from the premium 'Bridgemere' range complete with elegant quartz worktops, chrome taps, and both Bosch and Lamona appliances, with utility room off. The kitchen opens into the stunning and spacious family area. The ground floor will benefit from comfortbale and ambient underfloor heating,

To the first floor are the four well-proportioned bedrooms, three of which benefit from fitted wardrobes, and two of which benefit from en-suite shower rooms. The remaining two bedrooms are served by the family bathroom.

Externally there is a garden to the rear with an additional smaller, extra piece beyond, so that prospective buyers can have some say about where they want the garden to end. Additionally there is the village communal land which all owners have access to. To the front is a single garage with driveway parking for a further vehicle in front. Visitors parking is aavailable to guest within 50ft of the property.

Further benefits include high-performance, UPVC triple-glazed windows.

Situation

Set within the grounds of 'The Wiltshire Leisure & Retirement Village' offering an impressive and comprehensive range of leisure facilities to include a 27 hole golf course, 18m indoor swimming pool, air conditioned gym, cardio theatre, exercise classes, beauty spa, restaurant/lounge and hotel. The local town of Royal Wootton Bassett is easily accessible with a bus stop directly outside; whilst the attractive market towns of Marlborough, Malmesbury and Cirencester are only a short drive. Also within 40 minutes are the historic cities of Bath, Bristol, Swindon and Newbury, all with great shopping. The Avebury Circle, Barbury Castle, Silbury Hill and The White Horse are 15 minutes away, and Stonehenge no more than 45 minutes. For those who love walking or cycling, the Ridgeway runs between the leisure village and Reading, whilst the Westonbirt Arboretum draws visitors from all over the world.

Property Information

Freehold

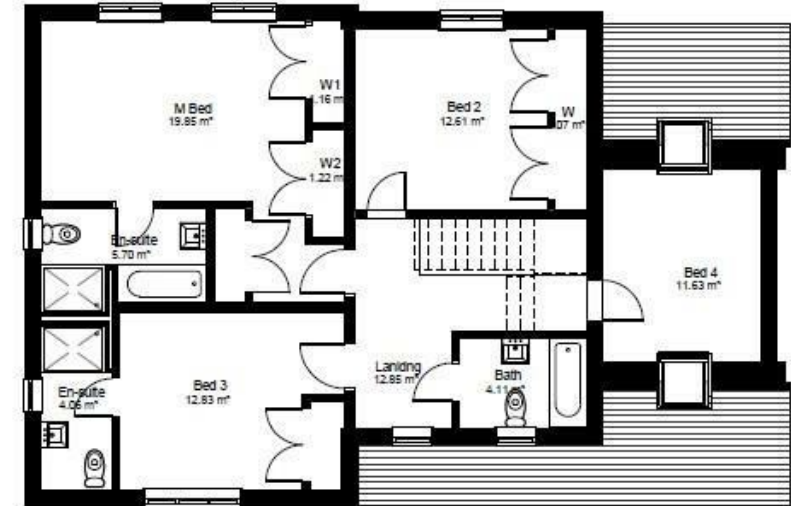
Mitsubishi Air Source Heat Pump

Service / Estate Charge Payable

Council Tax Band: TBC

EPC Rating: TBC





1 PL Ground Floor Plan - As Proposed
PL100 1: 100

GF 85 sq m - 915 sq ft

GARAGE 20 sq m - 215 sq ft

2 PL First Floor Plan - As Proposed
PL100 1: 100

FF 97 sq m - 1044 sq ft

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.