



Brynards Hill, Royal Wootton Bassett, SN4 7ER

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PROPERTY SALES & LETTINGS

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- Three Bedroom Semi-Detached
 - 25ft Garage/Workshop
 - Elevated Far Reaching Views
 - Galley Kitchen
 - Beautifully Maintained Rear Garden
 - Desirable & Popular Location
 - Extended Garden Room
 - Two Reception Rooms
 - Bay Windowed Frontage
 - 200ft Southerly Facing Rear Garden

21 Brynards Hill

Royal Wootton Bassett, SN4 7ER

£399,995

Situated in a desirable and popular location, this three bedroom semi-detached property offers an exciting opportunity to create a wonderful family home, with generous gardens, excellent outside space and elevated, far-reaching views.

Although the property would benefit from some updating and modernisation, it has been well maintained and offers spacious and versatile accommodation, making it an ideal opportunity for a purchaser looking to put their own stamp on a home.

The property is approached via a driveway leading to an impressive 25ft garage/workshop, which benefits from power and lighting, a personal door and an up-and-over garage door. This is an exceptionally useful space for those requiring a workshop, storage or potential hobby area.

Internally, the accommodation begins with a storm porch and entrance hallway, leading into the bay-windowed living room. The living room enjoys plenty of natural light and features double doors opening through to a separate dining room, creating a versatile space for both everyday living and entertaining.

The galley kitchen provides access to the rear of the property, where a useful extended garden room offers further living or utility

space and enjoys views over the substantial rear garden.

To the first floor are two generous double bedrooms, both benefiting from attractive far-reaching views to the rear, with the front bedroom enjoying the property's distinctive bay-windowed frontage. There is also a third room, currently suited to use as an office or occasional bedroom, together with a shower room.

Further benefits include a useful open-truss loft space, offering excellent additional storage and natural light through a Velux-style window, as well as UPVC double glazing and gas radiator central heating.

One of the property's most impressive features is the approximately 200ft southerly facing rear garden. Beautifully maintained and enjoying an elevated position, the garden provides a wonderful outdoor space with plenty of scope for gardening, relaxation and entertaining, while taking full advantage of the far-reaching views.

Overall, this is a property offering a fantastic combination of space, gardens, views and useful outbuildings, with considerable potential for improvement. An ideal home for someone looking to acquire a well-maintained property in a sought-after location and create a home tailored to their own taste and requirements.



Viewings

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

Council Tax: Wiltshire

Tax Band D For year 2026/27 = £2695.08
For information on tax banding and rates, please call Wiltshire

Tenure

Freehold

Flood Risk: Very Low (Environmental Agency)

Internet Speeds Up to 1000 mbps (Ofcom)

Gas: Mains

Electric: Mains

Water + Waste: Mains

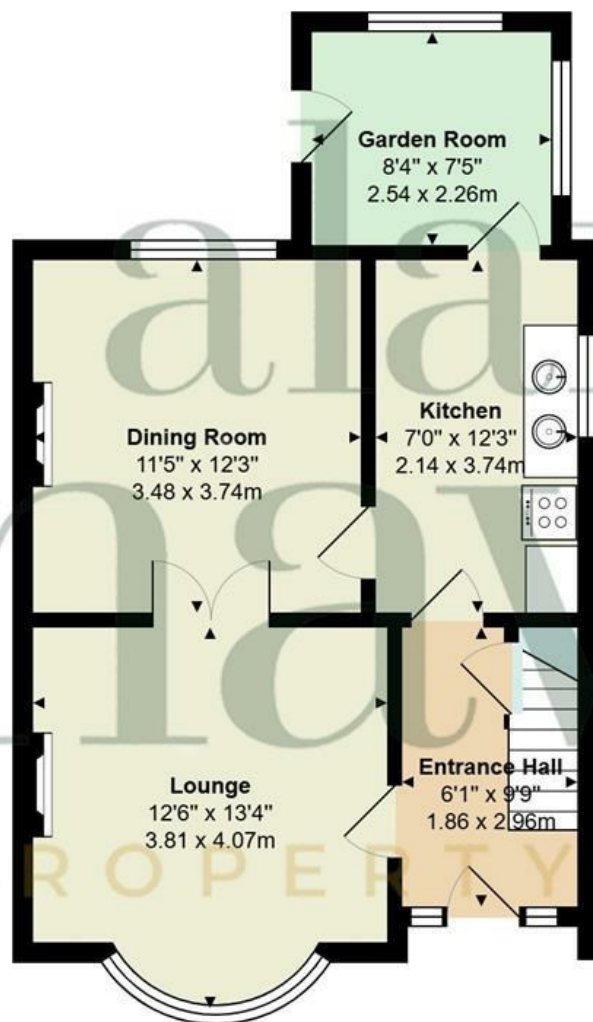
Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

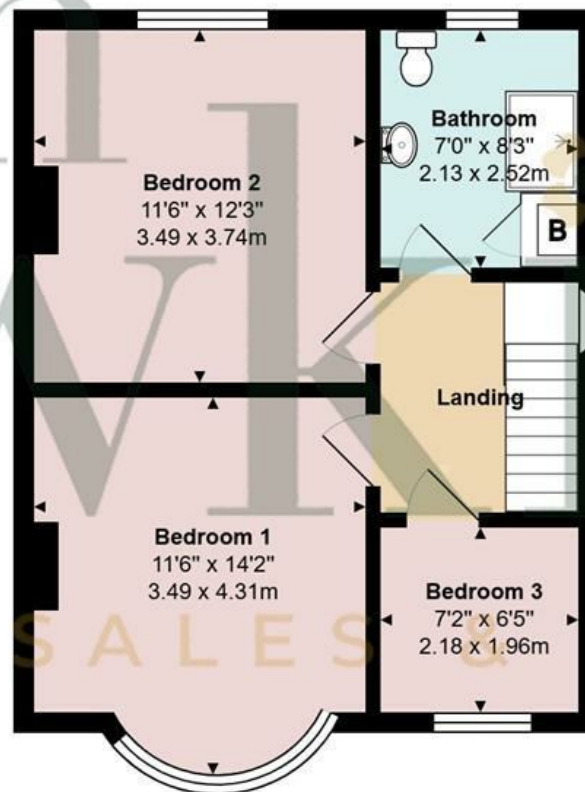








Area: 519 ft² ... 48.2 m²



Area: 461 ft² ... 42.9 m²



Area: 299 ft² ... 27.8 m²

Total Area: 981 ft² ... 91.1 m² (excluding garage/workshop)

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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