



New Road, Wootton Bassett, SN4 7DQ

01793 840 222 | alanhawkins.co.uk

alan
hawkins

alan
hawkins
PROPERTY SALES & LETTINGS



- No Onward Chain
- Over 2000sq ft Of Accommodation
- Double Width Driveway
- Two En-Suite Shower Rooms
- WC/Utility Room
- Spacious Five Bedroom Detached Home
- Integral Double Garage
- Five Double Bedrooms
- Two Reception Rooms
- Short Walk To High Street

56A New Road Wootton Bassett, SN4 7DQ

£460,000

A substantial and individually designed five double bedroom detached family home offering in excess of 2,000 sq ft of versatile accommodation, ideally positioned within easy walking distance of Royal Wootton Bassett's bustling High Street and offered to the market with no onward chain.

Occupying a corner plot, this spacious home provides well-balanced accommodation throughout, beginning with an impressive and welcoming reception hallway which immediately creates a wonderful sense of space. The ground floor continues with a generous dual aspect living room, separate dining room, a well-proportioned kitchen/breakfast room and cloakroom, making it an ideal home for growing families or those who simply appreciate generous living space.

To the first floor are five genuine double bedrooms, a spacious family bathroom, an en-suite shower room serving the principal bedroom and a further en-suite cloakroom to bedroom two, providing excellent flexibility for larger families or visiting guests.

Externally, the property benefits from a

double width driveway leading to an integral double garage. The generous open-plan front garden is predominantly laid to lawn, offering excellent scope for landscaping or enclosing to create a substantial private garden if desired (subject to any necessary permissions), whilst a pedestrian pathway provides convenient access around to the rear of the property.

Whilst the property benefits from a manageable outside space, New Road playing fields opposite provide an outstanding extension to family living, offering plenty of space for children to play and explore on your doorstep whilst remaining just a short stroll from the town's excellent range of shops, cafés, schools and everyday amenities.

Detached homes offering over 2,000 sq ft of accommodation, five double bedrooms and three bathrooms at this price point are rarely available, representing exceptional value for money at approximately £225 per sq ft. An internal viewing is highly recommended to fully appreciate both the size and potential this home has to offer.



Viewings

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

Council Tax: Wiltshire Council

Tax Band E For year 2026/27 = £3293.98

For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Flood Risk: Very Low (Environmental Agency)

Internet Speeds Up to 1600 mbps (Openreach)

Gas: Mains

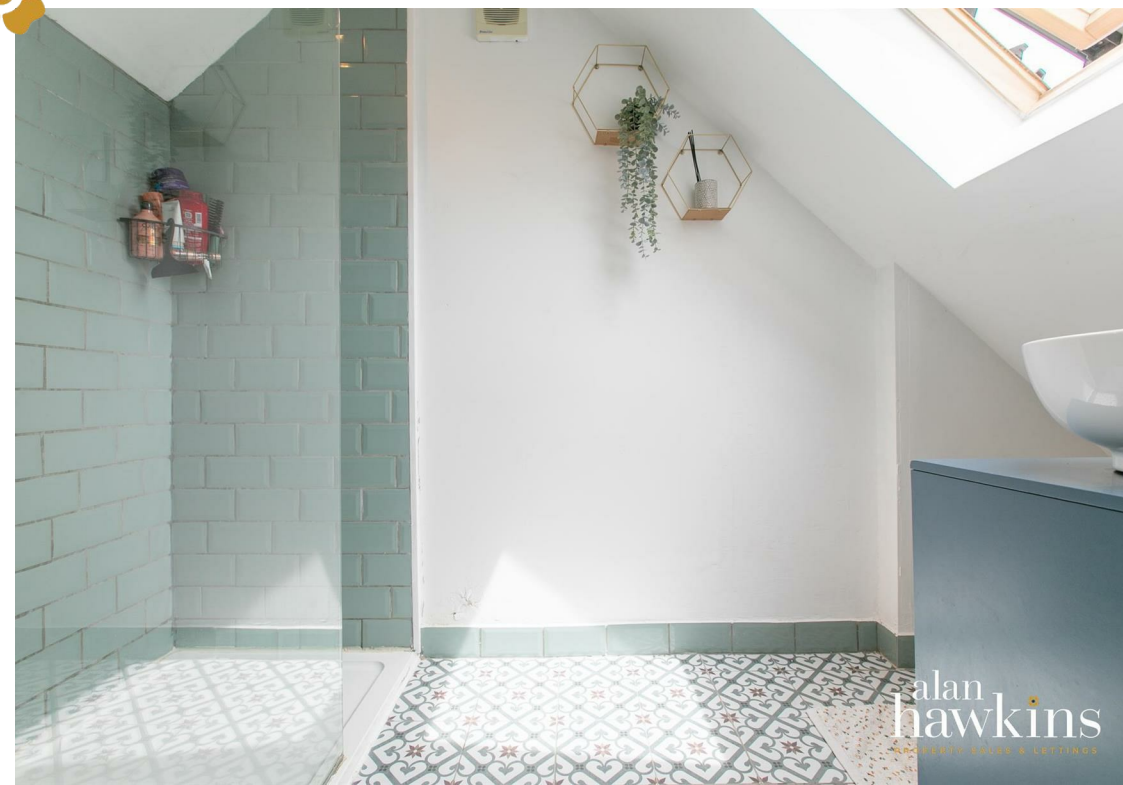
Electric: Mains

Water + Waste: Mains

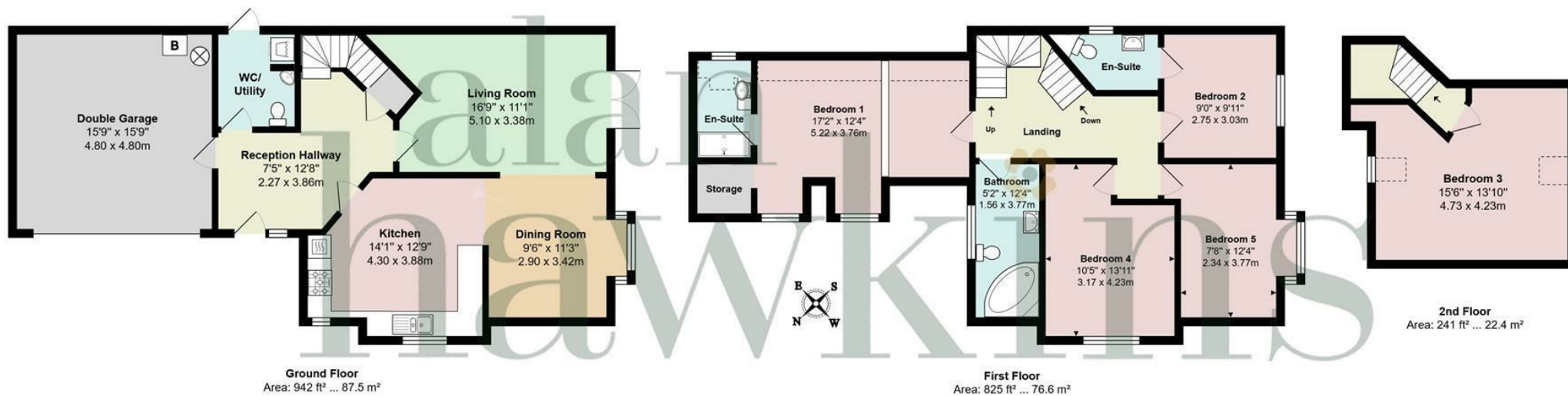
Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	73	
(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		









PROPERTY SALES & LETTINGS

Total Area: 2008 ft² ... 186.5 m² Including Double Garage

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.
Neither the seller, landlord, nor the estate agent accepts responsibility for any inaccuracies or omissions. Copyright Alan Hawkins Estate Agents Ltd

alan hawkins

PROPERTY SALES & LETTINGS

01793 840 222 | alanhawkins.co.uk

Alan Hawkins

26/26a High Street,
Royal Wootton Bassett
Wiltshire, SN4 7AA

Disclaimer: These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not tested any apparatus,

equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

