



25, Branscombe Drive, Royal Wootton Bassett, SN4 8HS

**Guide Price £350,000**

**richard james**

Village & Country Homes

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## Branscombe Drive

Royal Wootton Bassett

Freehold



This beautifully modernised semi-detached home sits proudly on one of Royal Wootton Bassett's most sought-after roads. With plans already drawn up for a double-storey extension (STPP), it offers not only stylish modern living but also exciting potential to expand.

Blending contemporary design with timeless appeal, this home delivers the perfect combination of comfort, functionality, and elegance.

As you step inside, you're welcomed by a bright and spacious hallway with stylish tiled flooring and useful under-stairs storage. To the front, a cosy sitting room provides a warm and inviting space to unwind. This flows seamlessly into the dining room, complete with French doors opening onto the garden—ideal for family gatherings and entertaining. The modern kitchen offers ample storage and workspace, while the adjoining utility area provides convenient garden access and additional practicality.

Natural light fills every corner of this home, creating a bright and airy atmosphere throughout.

Upstairs, there are three well-proportioned bedrooms—two generous doubles and a large single/small double—all offering excellent space for storage and comfort. The newly refurbished family bathroom combines style and practicality, featuring sleek modern fittings, a bath, and a separate shower.

Outside, the property benefits from a large driveway, side access, and a garage with power and lighting. The private rear garden enjoys both lawn and patio areas—perfect for outdoor dining, relaxation, and family play.



Presented in immaculate condition, this truly is a turnkey home, ready for immediate move-in. Additional features include double glazing, gas central heating via a three-year-old combi boiler, and the valuable potential to extend (STPP). Perfectly located for families and professionals alike, the property offers excellent access to the M4 for commuting, while being just a short stroll from Royal Wootton Bassett's bustling High Street—home to a wide range of shops, cafes, and amenities.

Welcome home.



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# Floorplan

Approximate Area = 940 sq ft / 87.3 sq m  
Garage = 141 sq ft / 13 sq m  
Total = 1081 sq ft / 100.3 sq m  
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Richard James. REF: 1374525

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