



**38 Wiltshire Crescent, Vastern,
Royal Wootton Bassett, Wiltshire SN4 7PB**

birkmyre
property consultants

A stunning, contemporary-designed, “New England look” detached home.

*Contemporary, stunning living space, fabulous open plan Kitchen with integrated appliances. Vaulted sitting room *Four Bedrooms, Three Bathrooms *Mitsubishi air source heat pump, underfloor heating (Ground Floor) *Beautifully landscaped rear garden with generous patio, single garage & driveway parking

Location

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 lies 1 mile away 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 M4 motorway can be reached via junction 16 or 15 and there are excellent train services from Swindon to London Paddington.

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.

Description

Built in 2018 the property comprises a timber framed and clad three storey detached house designed in a “New England style incorporating verandas. The accommodation is beautifully presented and has generous reception space as well as a superb open plan kitchen/Dining/Sitting room. Further benefits include high-performance, UPVC triple-glazed windows. The ground floor will benefit from comfortable and ambient underfloor heating,

Entrance Hall with Cloakroom off, open plan Kitchen with a range of units under quartz worktops incorporating a porcelain sink, electric hob and extractor, double oven and grill built in dishwasher, space for washing machine and drier. Dining area and Sitting area with French windows to side garden. The kitchen opens into the stunning vaulted Sitting Room overlooking the terrace and garden through full height picture windows.

Stairs lead from the hall to the first floor where there are the three well-proportioned bedrooms, three of which benefit from fitted wardrobes. There is one ensuite shower room and a family bathroom on the second Floor is a large bedroom with en suite shower room

Outside

The property is approached via a tarmac parking area to one side and also leading up to

the garage allowing parking for 4/5 cars. A path leads through the pretty front garden to the timber veranda and to the front door.

To the rear a terrace wraps around two sides of the house allowing for sun through the day. A stone retaining wall holds back the well-stocked bed leading to a lawned area with a further hedged off area to the rear. The garden is bordered by mature hedging.

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 available to guests within 50ft of the property.





Tenure
Freehold

Services
Mains electricity and water. Shared sewage treatment plant.
Mitsubishi Air Source Heat Pump Broadband fibre to property

Estate Service charge
£400.62 per quarter covering communal gardens and grounds upkeep, window cleaning, Estate insurance and Sewerage.

Epc
C76

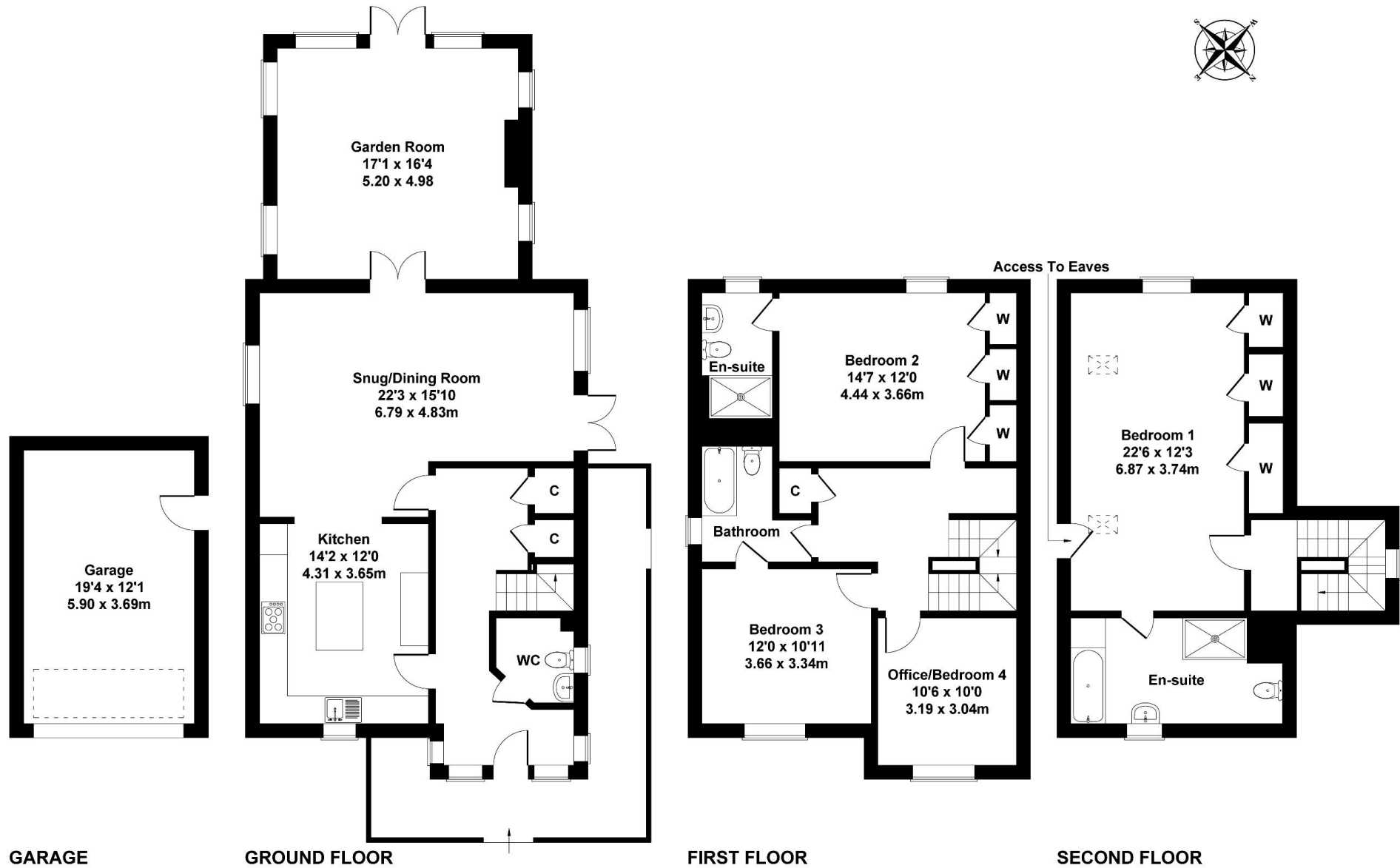
Council tax
Band F

Local Authority
Wiltshire Council Tel 0300 456 0109 www.wiltshire.gov.uk

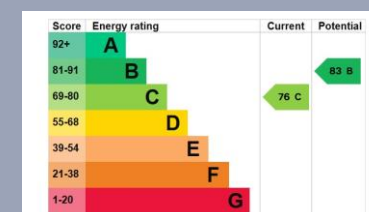
Directions
What3words www.what3words lunging.burden.guarding



Approximate Gross Internal Area
2443 sq ft - 227 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



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