

richard
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47, Longleaze

Royal Wootton Bassett, SN4 8AP

Guide Price
£435,000



Longleaze

Royal Wootton Bassett

Freehold | EPC Rating - C

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A superbly extended four-bedroom semi-detached family home, ideally positioned on the highly sought-after road, Longleaze, in Royal Wootton Bassett, enjoying a short and level walk to the town's High Street, local amenities and a number of well-regarded schools.

Offering approximately 1796 sqft of accommodation, together with a substantial loft room and integral garage, this impressive home provides generous and versatile living space throughout, making it an excellent choice for growing families.

The property is approached via a large block-paved driveway providing ample off-road parking for multiple vehicles, with access to the integral garage and front entrance.

Upon entering, a spacious hallway provides access to the principal ground floor accommodation. The bright bay-fronted reception room is positioned to the front of the property and offers a comfortable and welcoming space to relax.

The real heart of the home is the impressive dining room and conservatory, which creates a fantastic sociable space for family life and entertaining. Flooded with natural light and featuring double doors leading to the rear patio, the room provides a wonderful connection between the house and garden and is perfectly suited to entertaining, dining and relaxing throughout the year.

The fitted kitchen sits conveniently alongside the dining area and offers a practical arrangement of units, work surfaces and integrated cooking facilities, with the adjoining garage providing excellent storage and further potential for those looking to adapt or improve the accommodation.



To the first floor are three generous double bedrooms, including a particularly attractive bay-fronted bedroom, together with a versatile room which could be ideal as a home office, dressing room, or nursery. Bedroom three benefits from its own en-suite bathroom, while a large family bathroom serves the remaining bedrooms.

A further flight of stairs leads to the impressive loft room, providing a substantial additional area with useful eaves storage. This versatile space offers fantastic potential as a home office, hobby room, games room, teenager's retreat or additional living space.

Outside, the rear garden is a real highlight of the property. Enjoying a desirable south-westerly aspect, the fully enclosed garden offers an excellent degree of privacy and has been thoughtfully landscaped to provide a combination of paved seating areas, lawn, mature planting, established borders and attractive shrubbery. There is ample space for outdoor dining, entertaining and relaxing, while the mature planting creates a lovely established setting.

Further benefits include uPVC double glazing and a recently installed gas boiler supplying the hot water and central heating system.

Overall, this is a superbly proportioned and highly versatile family home in a particularly desirable position, combining generous accommodation, excellent parking, a substantial loft room and a beautifully established south-westerly facing garden, all within easy reach of Royal Wootton Bassett town centre, schools and everyday amenities.

Welcome Home...

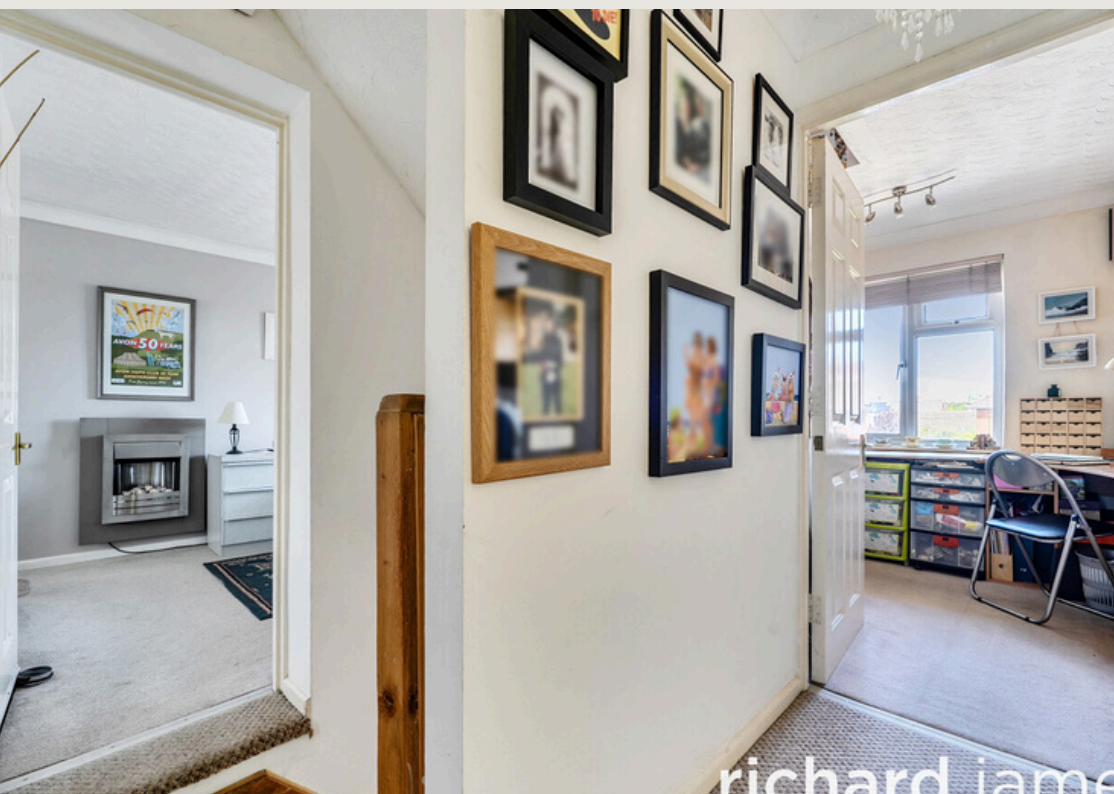




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Floorplan

Approximate Area = 1517 sq ft / 140.9 sq m

Limited Use Area(s) = 161 sq ft / 14.9 sq m

Garage = 118 sq ft / 10.9 sq m

Total = 1796 sq ft / 166.7 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). © nichecom 2026. Produced for Richard James. REF: 1504170

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