



alan
hawkins

Wood Street, Royal Wootton Bassett, SN4 7BB

01793 840 222 | alanhawkins.co.uk

alan
hawkins
PROPERTY SALES & LETTINGS



- Two Bedroom Cottage
- Rear Courtyard
- First Floor Family Bath/Shower Room
- Two Reception Rooms
- Viewings Recommended!
- Beautifully Presented Throughout
- Basement
- Modern Kitchen
- Close To High Street

2 Wood Street Royal Wootton Bassett, SN4 7BB

£285,000

A spacious and charming two-bedroom character cottage, ideally located just moments from the heart of Royal Wootton Bassett High Street, offering easy access to a wide range of local amenities and excellent transport links.

Once two separate cottages, the property has been thoughtfully combined to create a deceptively generous home featuring a comfortable living room, a walk-through dining room, and a well-proportioned kitchen complete with Quartz worktops, Integrated slimline dishwasher, integrated double oven & hob and French doors opening onto a neat, enclosed rear courtyard with views of the church beyond. A

large cellar is accessed from the dining room, offering excellent storage space.

Upstairs, the first floor offers two generous double bedrooms and a spacious family bathroom fitted with both a corner Jacuzzi bath and a separate double width shower cubicle. Further benefits include modern gas central heating and uPVC double glazing throughout.

Free 24/7 High Street parking is just yards away or alternatively, a nearby council carpark available via an annual permit.

For more information or to arrange a viewing, contact Alan Hawkins Property Sales today.



Viewings

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

Council Tax: Wiltshire Council

**Tax Band B For year 2025/26 = £1985.93
For information on tax banding and rates,
please call Wiltshire Council**

Services:

Gas: Mains

Electric: Mains

Water: Mains

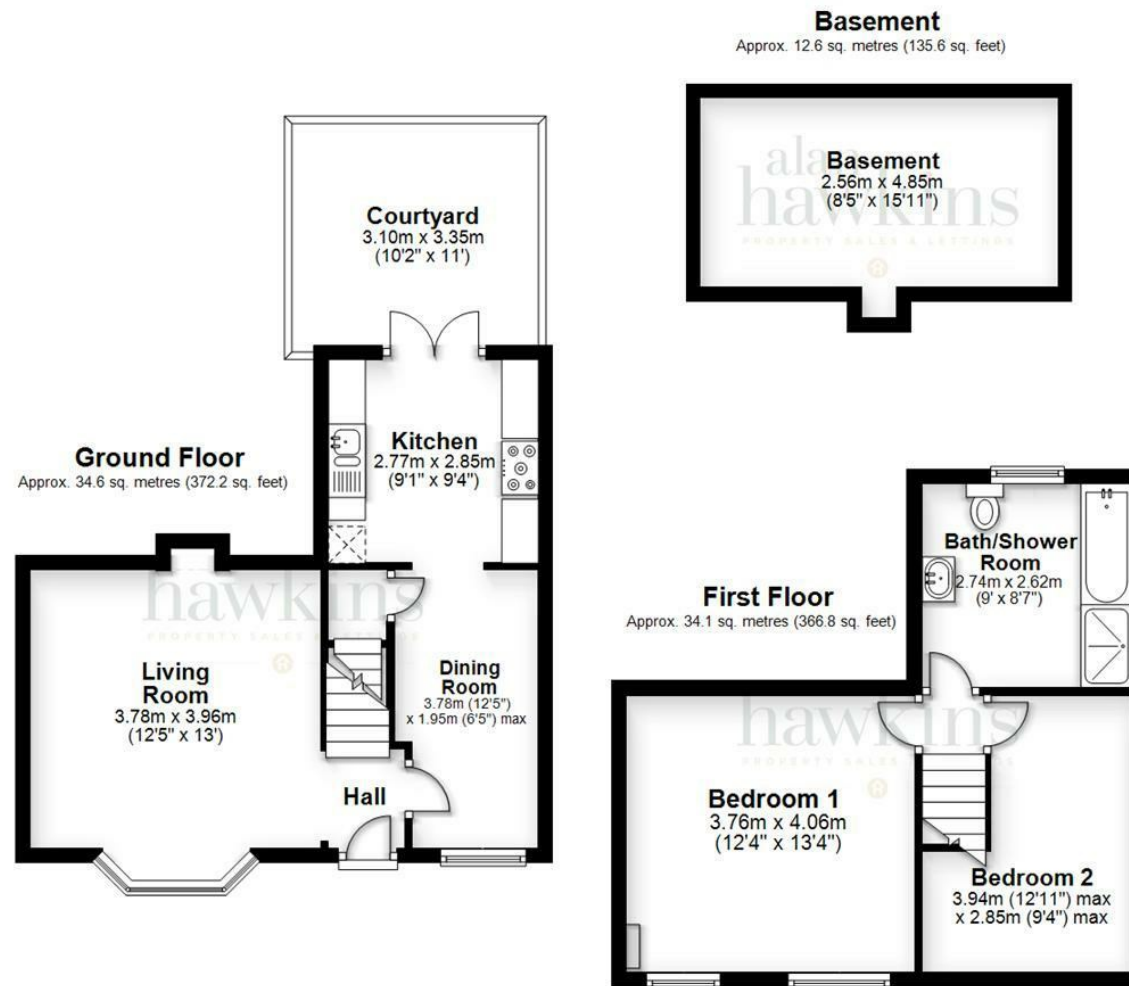
Waste: Mains

**Flood Risk: None (Environmental Agency)
Internet Speeds: Upto 999 mbps (Ofcom)**

Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		





Total area: approx. 81.3 sq. metres (874.7 sq. feet)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. All Rights Reserved, no unauthorised use, copying or reproduction permitted.
Plan produced using PlanUp.