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Wood Street, Royal Wootton Bassett, SN4 7BD

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PROPERTY SALES & LETTINGS



- Three Bedroom Detached House
- Electric Gated Driveway
- Private Rear Courtyard Garden
- Kitchen & Utility/Breakfast Room
- Good Size Basement
- Garage & Studio
- Prime Location With Parking
- Two Reception Rooms
- Downstairs WC
- Yards Away From The Towns High Street

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46 Wood Street Royal Wootton Bassett, SN4 7BD

£525,000

A rare opportunity to the market, this charming double-fronted three bedroom detached family home, dating back to circa 1900, combines period character with modern convenience.

The ground floor accommodation comprises a spacious entrance hallway, two well-proportioned reception rooms, kitchen and utility/breakfast room, a downstairs WC and the added benefit of a 20ft basement. The first floor offers three generously sized bedrooms together with a family bathroom. Notable features include high ceilings, feature fireplaces and modern uPVC sash windows which complement the home's period style. For added reassurance, the property also benefits from a modern Worcester combi boiler installed in 2022 and a newly replaced electrical consumer unit.

Adding to the uniqueness of this property is the electric gated driveway, providing private parking in front of the garage. The garage itself features an up-and-over door with further parking potential, as well as a personal side door leading into an entrance hallway. From here, stairs rise to a freshly plastered studio room, ideal for use as a home office, storage space, or similar. To the rear lies a private, fully enclosed garden, offering a blank canvas for the new owners to design and enjoy to their own taste.

Situated just a stone's throw from the town's High Street, this property is perfectly positioned for convenient access to local amenities. Offered to the market with no onward chain, this rare and versatile home is one not to be missed.



Viewings

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

Council Tax: Wiltshire Council

Tax Band D For year 2025/26 = £2553.34
For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Gas - Mains

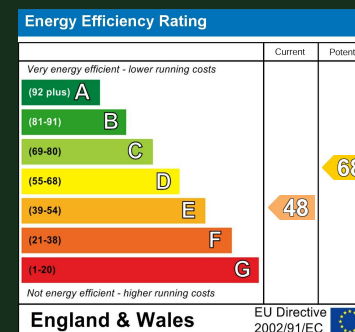
Electric - Mains

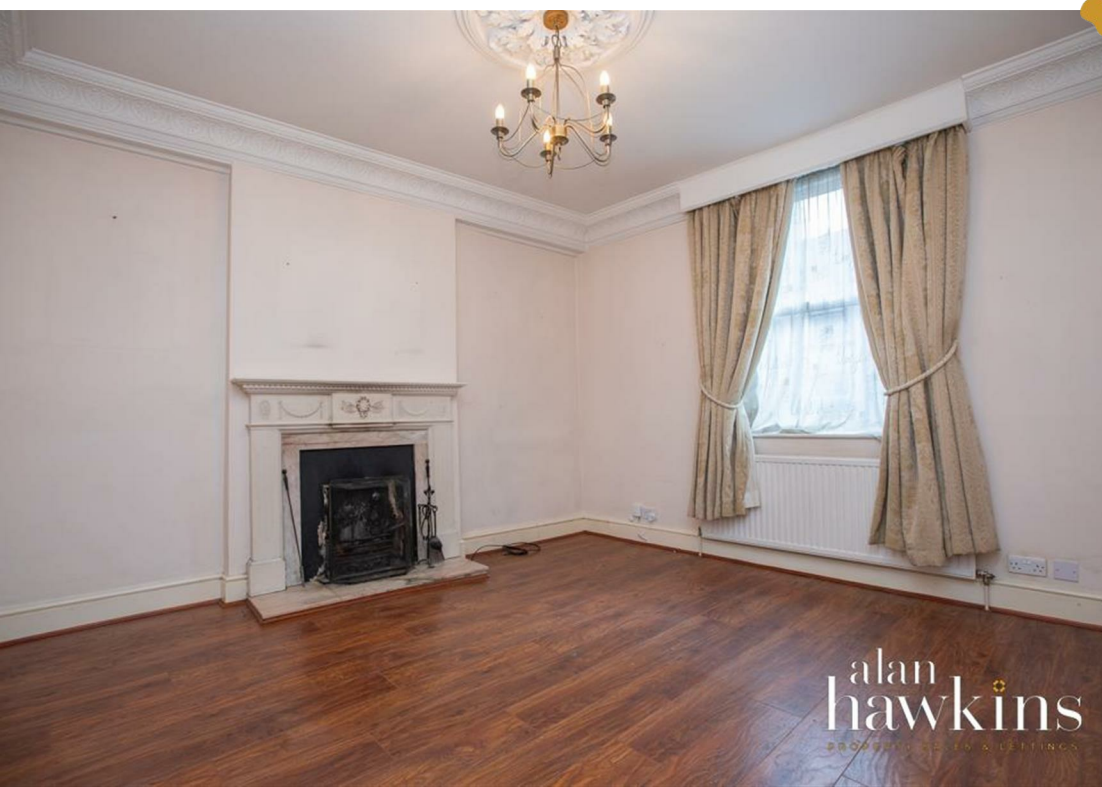
Water - Mains

Drainage - Mains

Internet - Up to 1600* Mbps available
download speed

Energy Efficiency Rating (England & Wales)

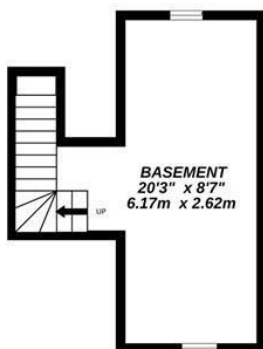




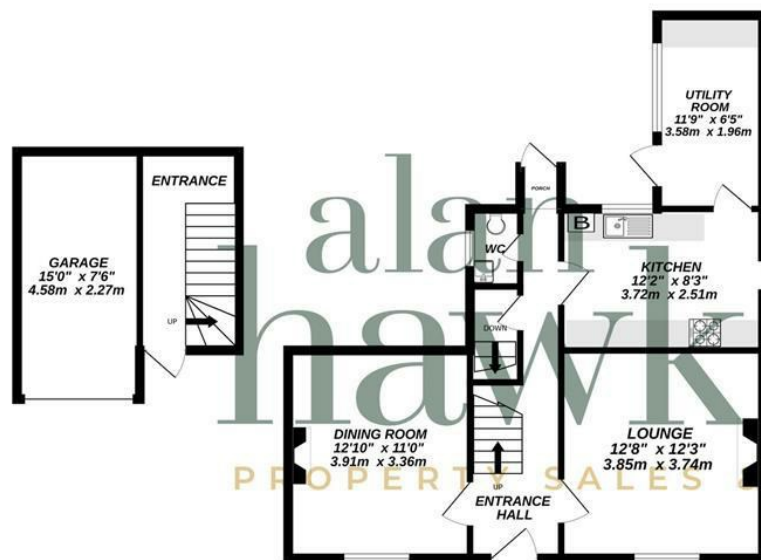




BASEMENT LEVEL
223 sq.ft. (20.8 sq.m.) approx.



GROUND FLOOR
778 sq.ft. (72.3 sq.m.) approx.



1ST FLOOR
688 sq.ft. (63.9 sq.m.) approx.



1335 EXCLUDING GARAGE & STUDIO

TOTAL FLOOR AREA : 1689 sq.ft. (156.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.

