



Wood Street, Royal Wootton Bassett, SN4 7BD

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- 6 Bedroom Cottage
- Off Road Parking
- Deceivingly Spacious Plot
- Cellar
- Must Be Viewed

- Prime Town Centre Location
- Reputed to be one of the oldest properties in RWB
- 3 Bathrooms
- Charming Character Throughout

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# 20 Wood Street

## Royal Wootton Bassett, SN4 7BD

**£725,000**

Lansdown Cottage is a beautiful and historic detached home enviably positioned on sought-after Wood Street, right in the heart of Royal Wootton Bassett—just a short stroll from the bustling High Street and its excellent array of amenities. Believed to be one of the town’s oldest residential properties, this unique home exudes charm and character throughout its spacious and versatile layout, offering three reception rooms, six bedrooms, and three bathrooms.

Entry is via a covered porch into a welcoming hallway with latch doors leading through to the generous, light-filled sitting room. Here, a gas-fired coal-effect stove and a pretty window seat add to the cosy yet elegant feel, enhanced further by a south-facing picture window. The triple-aspect dining room is equally inviting and would make a superb study or additional reception room.

The breakfast room is brimming with character, featuring a red brick corner fireplace with a log-burning stove and tiled flooring. From here, you’ll find access to a very useful cellar. The kitchen is smartly fitted with a range of units topped with solid beech block work surfaces, with a chimney recess housing the cooker. A rear lobby leads to a utility area and ground floor shower room, adding to the practical layout.

To the first floor are five generously proportioned bedrooms and a beautifully finished family bathroom. The loft conversion, added by the current owners in 2009 creates a striking master suite, complete with exposed beams and a stylish en-suite shower room with dual wash basins.

Set on a generous plot, the property enjoys a surprisingly spacious and enclosed front garden—walled for privacy—with the rare benefit of off-street parking for 2-3 vehicles. To the rear, a mature and thoughtfully arranged garden offers three defined areas, providing a mix of sunny retreats, peaceful corners, and practical space—ideal for families, gardeners, or those who love to entertain.

With great commuting options thanks to its proximity to junction 16 of the M4, this house is not only a beautiful place to call home but also a practical choice for those who need easy access to major roadways. Don't miss out on the opportunity to own this lovely property in Royal Wootton Bassett. Book a viewing today and step into your future dream home.



### Viewings

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

### Council Tax: Wiltshire Council

Tax Band C For year 2025/26 = £2269.63  
Please note that improvements have been made to the property that might result in the Council Tax band changing if a relevant transaction takes place, for example, if the property is sold.  
For information on tax banding and rates, please call

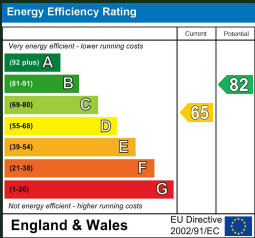
### Tenure

Freehold

### Services

- Electric: Mains
- Gas: Mains
- Drainage: Mains
- Flood Risk: None (Environment Agency)
- Internet Speeds: Up to 999mbps (Ofcom)

### Energy Efficiency Rating (England & Wales)











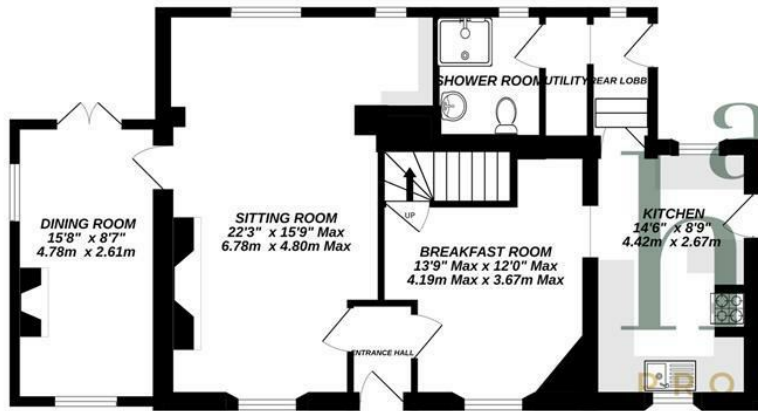








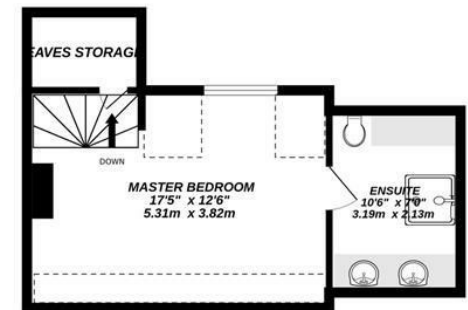
GROUND FLOOR  
816 sq.ft. (75.8 sq.m.) approx.



1ST FLOOR  
846 sq.ft. (78.6 sq.m.) approx.



2ND FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 1984 sq.ft. (184.3 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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## Alan Hawkins

26/26a High Street,  
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Wiltshire, SN4 7AA

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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.

