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Bath Road, Royal Wootton Bassett, SN4 7DF

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PROPERTY SALES & LETTINGS



- A Stunning 3 bedroom Extended Semi-Detached
- Far Reaching Views
- Utility Room & Cloakroom
- Driveway Parking

- Landscaped South Facing Garden
- 3 Reception Rooms
- Impressive Family Bathroom
- Must Be Viewed!

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PROPERTY SALES & LETTINGS

7 Bath Road Royal Wootton Bassett, SN4 7DF

£440,000

A Stunning, Updated Three Bedroom Extended Semi-Detached Home with Exceptional Views located on Bath Road, Royal Wootton Bassett.

This beautifully presented extended family home is located on the highly sought-after Bath Road, just a short stroll (approx. 300 yards) from Royal Wootton Bassett's vibrant High Street.

Now tastefully updated throughout, the property combines modern comfort with charming original features, and boasts a generous south-facing rear garden of over 100ft in length enjoying breath-taking panoramic views across Broad Town Downs, arguably some of the finest in the area.

Ground Floor
The welcoming entrance hall leads to a bright bay-windowed living room with a feature gas fireplace and an attractive stone archway opening into a spacious dining room. The kitchen and separate utility room are complemented by a convenient downstairs WC. To the rear, an attractive sun room offers the perfect place to relax and soak in the garden and countryside views, with French doors opening to a

raised patio.

First Floor
Upstairs features a beautifully appointed family bathroom, a spacious rear-facing double bedroom with garden and downland views, a further double bedroom to the front, and a comfortable single bedroom, ideal as a nursery, office, or guest room.

Exterior
To the front, the property benefits from off-street parking for 2-3 vehicles, including gated side access to the rear. The beautifully maintained and landscaped rear garden offers an elevated patio seating area with steps down to a large lawn, perfect for families, gardeners, or outdoor entertaining.

Further attributes include gas radiator central heating, uPVC double glazing.



Viewings

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

Council Tax: Wiltshire Council

Tax Band D For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Services

Flood Risk: Very Low (Environmental Agency)

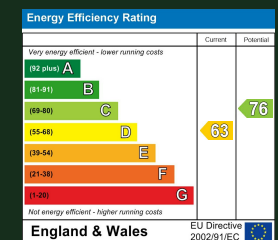
Internet Speeds: Up to 1000 mbps (Ofcom)

Gas: Mains

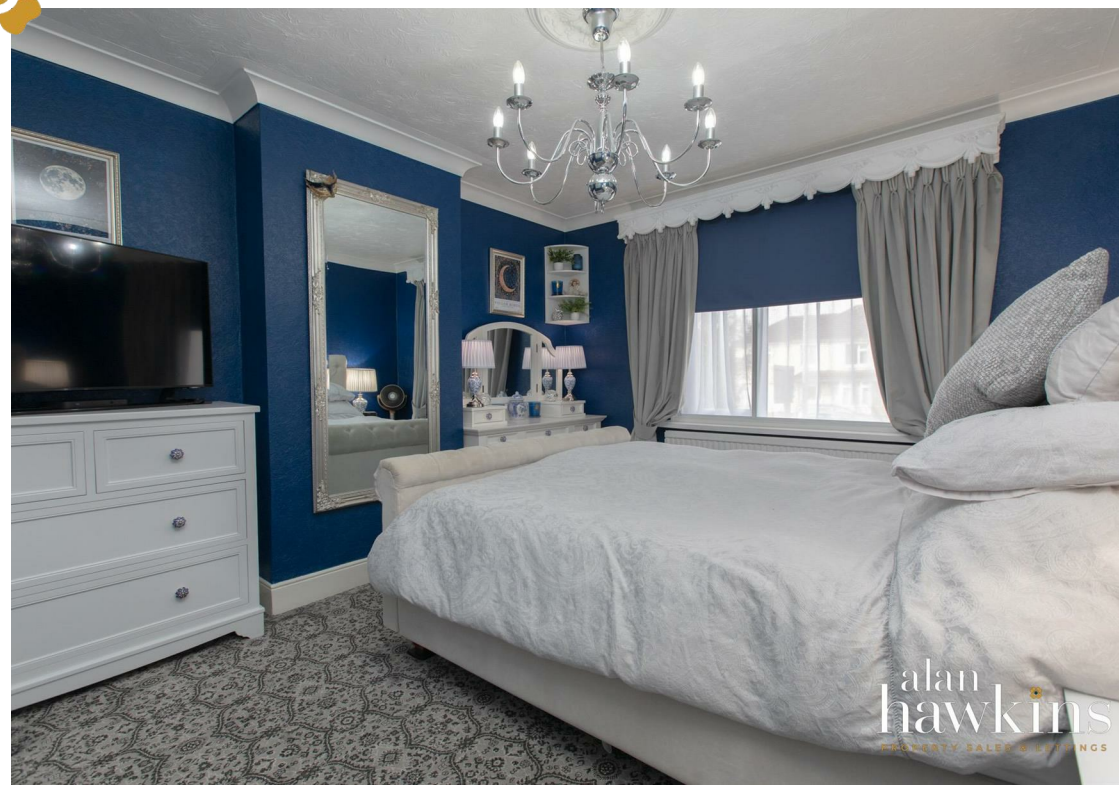
Water + Waste: Mains

Electric: Mains

Energy Efficiency Rating (England & Wales)





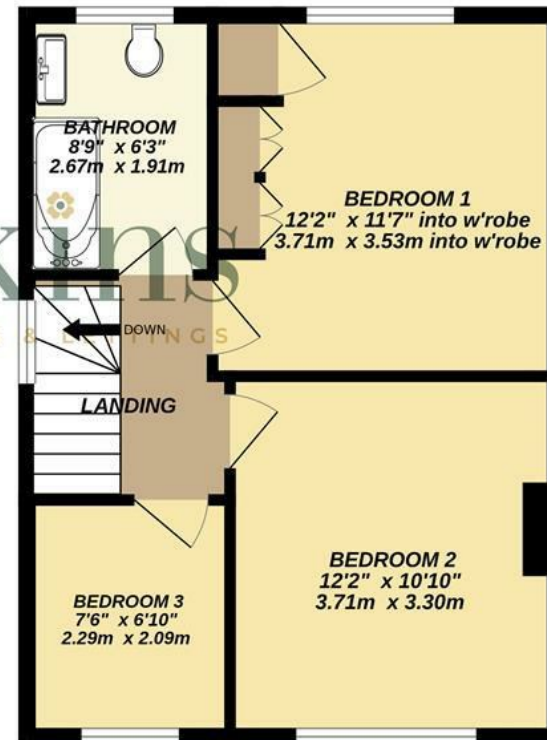




GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1082 sq.ft. (100.6 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.

