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Windmill Road, Royal Wootton Bassett, SN4 8FD

01793 840 222 | alanhawkins.co.uk

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PROPERTY SALES & LETTINGS



- 4 Bedroom Detached House
- Rare 'Fleming' Design
- Utility Area
- Generous Plot
- Double Width Driveway

- 2011 Constructed
- Enlarged Kitchen/Dining/Family Room
- Spacious Dual Aspect Lounge
- Semi-Converted Garage to Games Room.
- Must Be Viewed!

12 Windmill Road

Royal Wootton Bassett, SN4 8FD

£500,000

Welcome to this rarely available and beautifully improved four-bedroom detached home, situated on the sought-after Windmill Road in the historic and picturesque market town of Royal Wootton Bassett.

Originally built to the desirable 'Fleming' design, this property has been thoughtfully reconfigured and enhanced by the current owners. One of the most notable improvements is the removal of the internal hallway, creating a much larger and more open-plan kitchen/dining space—ideal for modern family living and entertaining.

The property offers an entrance porch with cloakroom and storage, leading into a spacious and light-filled kitchen/dining/family room with bespoke under-stair built-in storage. There is lovely range of kitchen units and a rear lobby/utility room. The lovely dual aspect living room is accessed from the kitchen and features uPVC French Doors to the rear garden.

To the first floor, you'll find four generously sized bedrooms and two bathrooms, offering ample space for a growing family.

Outside, the property boasts a very generous double garage, part of which has been converted into a fantastic games room/man cave—an ideal space for entertaining, hobbies, or relaxation. If preferred, it can be easily returned to full garage use with minimal effort.

The rear garden is well-proportioned and thoughtfully designed, featuring a patio with pergola, a lawned area, and a separate artificial grass play area—perfect for children or low-maintenance enjoyment. To the front, the home benefits from a neat lawned garden and a double-width driveway providing off-road parking for two vehicles.

Whether you're looking for a peaceful retreat or the perfect space to host family and friends, this stylish and improved home on Windmill Road ticks all the boxes.



Viewings

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

Council Tax: Wiltshire Council

Tax Band E For year 2025/26 = £3120.75

For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire. SN15 1ER. Tel: 0300 456 0109

Tenure

Freehold

Management Fee

Electric: Mains

Water: Mains

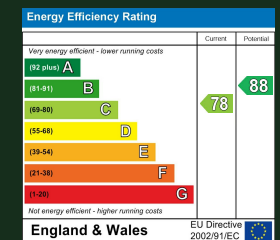
Drainage: Mains

Risk of Flood: None (Environment Agency)

Internet Speed: Up to 1000 mbps (Ofcom)

Management Fees: £114 p/a (reviewed annually)

Energy Efficiency Rating (England & Wales)





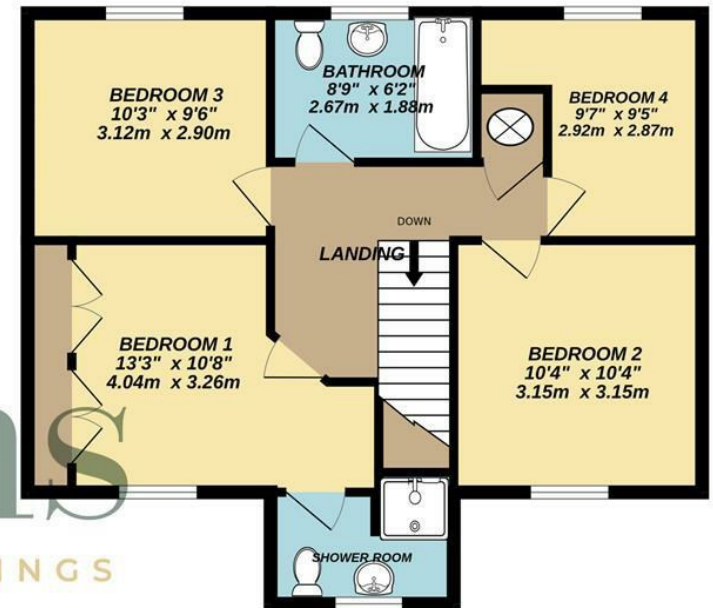




GROUND FLOOR
925 sq.ft. (85.9 sq.m.) approx.



1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



1265 SQ.FT EXC GARAGE

TOTAL FLOOR AREA : 1543 sq.ft. (143.4 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.

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