

alan  
hawkins

PROPERTY SALES & LETTINGS



alan  
hawkins

PROPERTY SALES & LETTINGS

Morstone Road, Royal Wootton Bassett, SN4 7DH





- Executive Detached Family Home
- Sweeping Gated Driveway
- Five Double Bedrooms
- Two En-Suites
- Impressive Master Bedroom
- Four Reception Rooms
- Conservatory
- Detached Double Garage
- Generous Surrounding Garden
- Ample Driveway Parking



# Morstone Road, Royal Wootton Bassett, SN4 7DH

## Offers in excess of £750,000

An EXTENDED, EXECUTIVE FIVE DOUBLE BEDROOM detached family home boasting TWO EN-SUITE SHOWER ROOMS, FOUR RECEPTION ROOMS, CONSERVATORY and DETACHED DOUBLE GARAGE located in an enviable position within a close walk to the towns high street in Royal Wootton Bassett.

This superior home offers a vast amount of living accommodation throughout which equates to over 2300sq ft which comprises an entrance hallway with stairs to a first floor landing, office/study, ground floor WC, 'L' shaped living room with patio doors to the rear garden, kitchen with granite worktops and utility room, an impressive dining/family room off the kitchen again benefiting French doors to the rear garden, a fourth reception room and conservatory. The first floor enjoys a beautiful 23 ft master bedroom complete with fitted wardrobes, en-suite shower room and vaulted exposed beamed ceilings, a further four double bedrooms and a family bathroom with bedroom two also having an en-suite shower room.

Outside are mature and beautifully maintained surrounding gardens with the fully enclosed rear garden having a raised lawn area with flower bed surround easily maintained with a fitted watering system, low level brick walling with steps down to a large patio seating area either side of the conservatory.

To the front, a sweeping gated driveway leads up to a large block paved area providing parking for plentiful vehicles. There is also a detached double garage with stairs to a loft storage room.

All in all, an impressive family home not to be missed.

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

### Viewings

Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

### Council Tax - Wiltshire Council

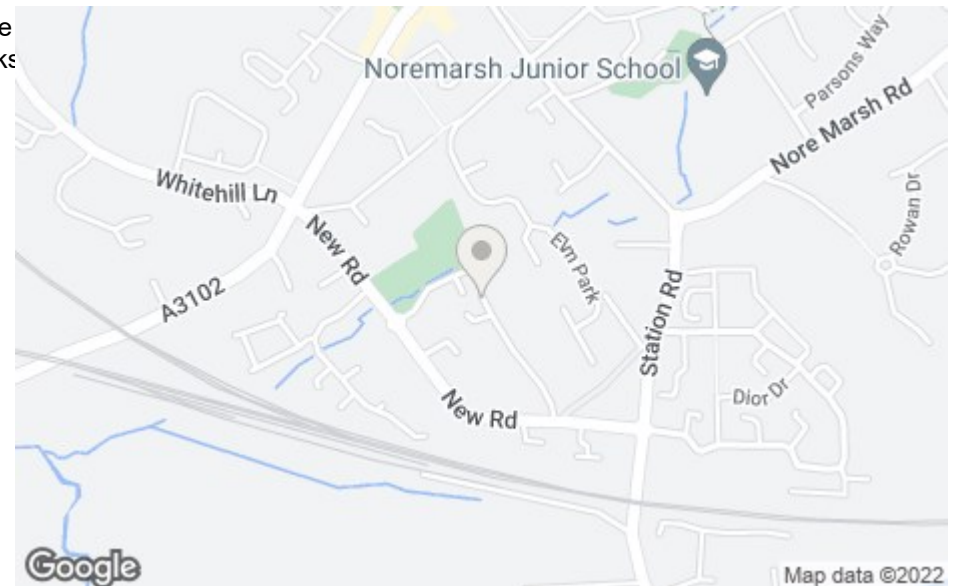
Tax band F. £3142.36 For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

### Royal Wootton Bassett

Royal Wootton Bassett is a thriving Wiltshire Market Town with a population now totalling approximately 12500. The town is generally considered to date from the 681 AD Malmesbury charter, although it may have existed in Roman times. In the 13th century, Alan Bassett created the layout of the 'new' town as he sought to enlarge his then small settlement of Wootton, and thereby gave rise to the present name of Wootton Bassett.

Royal Wootton Bassett is a lively self-contained community with a wide variety of local schools, shops, services and leisure facilities including its own sports centre, the

'Wiltshire  
and Berks







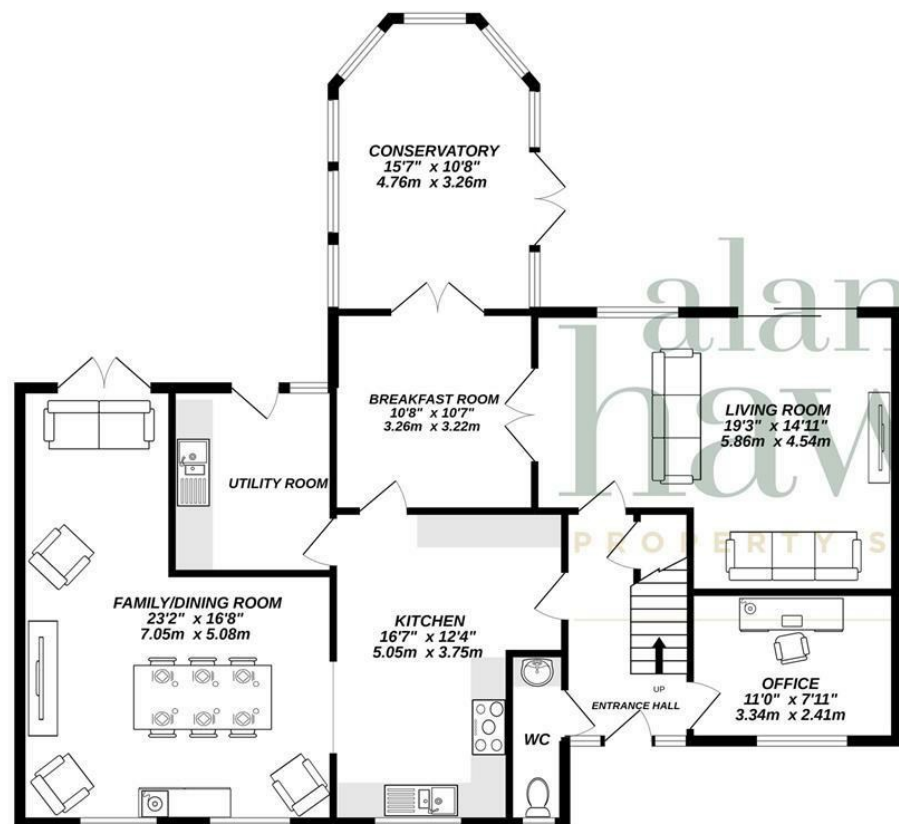








**GROUND FLOOR**  
1277 sq.ft. (118.7 sq.m.) approx.



**1ST FLOOR**  
1047 sq.ft. (97.3 sq.m.) approx.



**TOTAL FLOOR AREA : 2324 sq.ft. (215.9 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.  
Made with Metropix ©2022

**Disclaimer:** These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not tested any apparatus, 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.



alanhawkins.co.uk



26 High Street, Royal Wootton Bassett, Wiltshire SN4 7AA  
Telephone SALES: 01793 840222 or LETTINGS 01793 855222  
Email: sales@alanhawkins.co.uk or lettings@alanhawkins.co.uk

