



alan  
hawkins

**Saltspring Drive, Royal Wootton Bassett, SN4 7SD**

01793 840 222 | [alanhawkins.co.uk](http://alanhawkins.co.uk)

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PROPERTY SALES & LETTINGS



- 
- Desirable Corner Plot In A Desirable Location
  - Detached Four Bedroom Detached House
  - Open Plan Kitchen/Diner
  - Downstairs Cloakroom
  - Excellent Potential To Extend (STPP)
  - Over 0.7 Acre Plot
  - Detached Double Garage
  - Conservatory
  - Bathroom & En-Suite Shower Room
  - Viewings Highly Recommended

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# 8 Saltspring Drive Royal Wootton Bassett, SN4 7SD

£695,000

Offered to the market for the first time in over 35 years, this exceptional four-bedroom detached home with **DETACHED DOUBLE GARAGE** presents a rare opportunity to acquire the only plot of its size in this sought-after part of Royal Wootton Bassett. Occupying a generous corner plot of just over 0.7 acres! this property offers space, versatility, and outstanding potential in a highly convenient location.

The home features a well-balanced layout, including an open plan kitchen/dining area complete with quartz worktops, integrated appliances, a full-height fridge and freezer, water softener, and more. An opening from the dining area leads directly into a bright conservatory with a pitched, skimmed ceiling, enjoying views across the expansive south-west facing garden. Double doors from the dining area and a separate door from the entrance

hallway lead into a spacious living room, while a useful downstairs cloakroom completes the ground floor layout. Upstairs, there are four good-sized bedrooms, a family bathroom, and an en-suite shower room with built-in storage to the principal bedroom.

Outside, the plot offers extensive gardens, a detached double garage to the side, and ample driveway parking. The property also offers excellent scope to extend (subject to the relevant planning permissions), making it ideal for those looking to create their forever home.

Opportunities like this are few and far between – early viewing is highly recommended.



## 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

## Tenure

Freehold

Gas - Mains

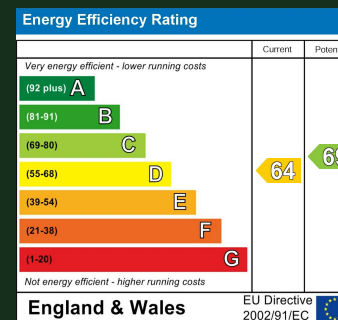
Electric - Mains

Water - Mains

Drainage - Mains

Internet - Up to 1600\* Mbps available  
download speed

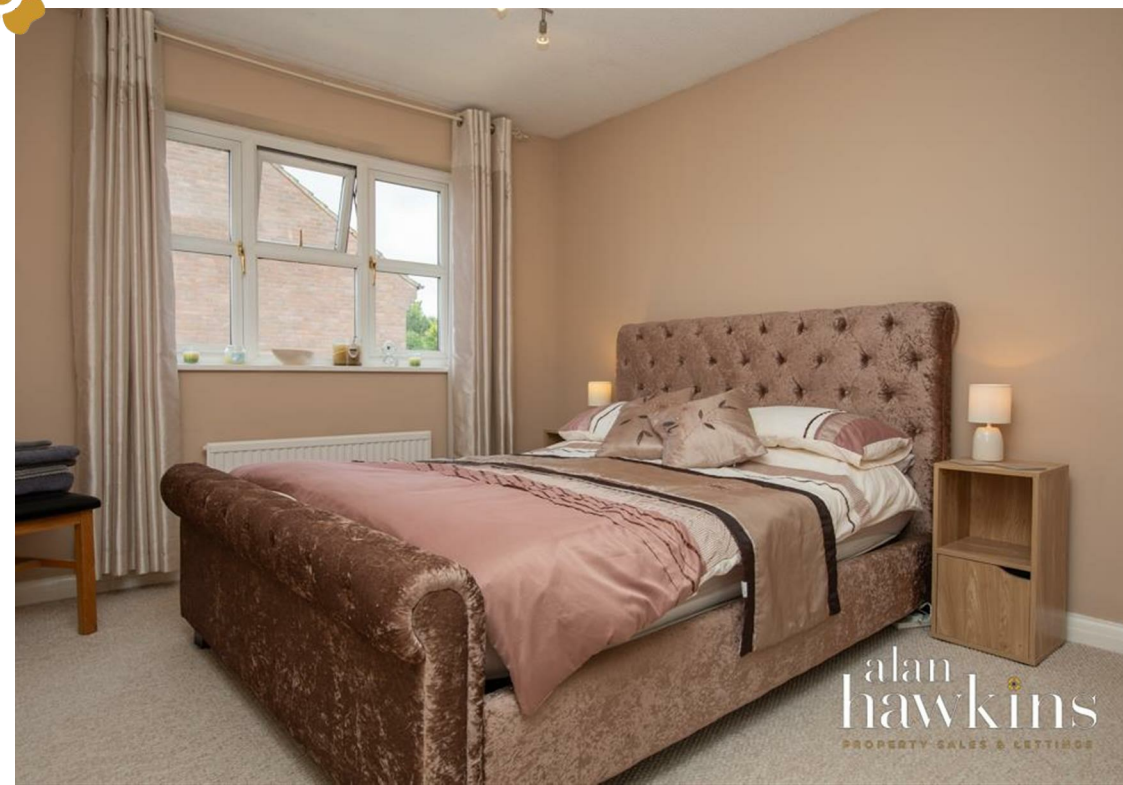
## Energy Efficiency Rating (England & Wales)







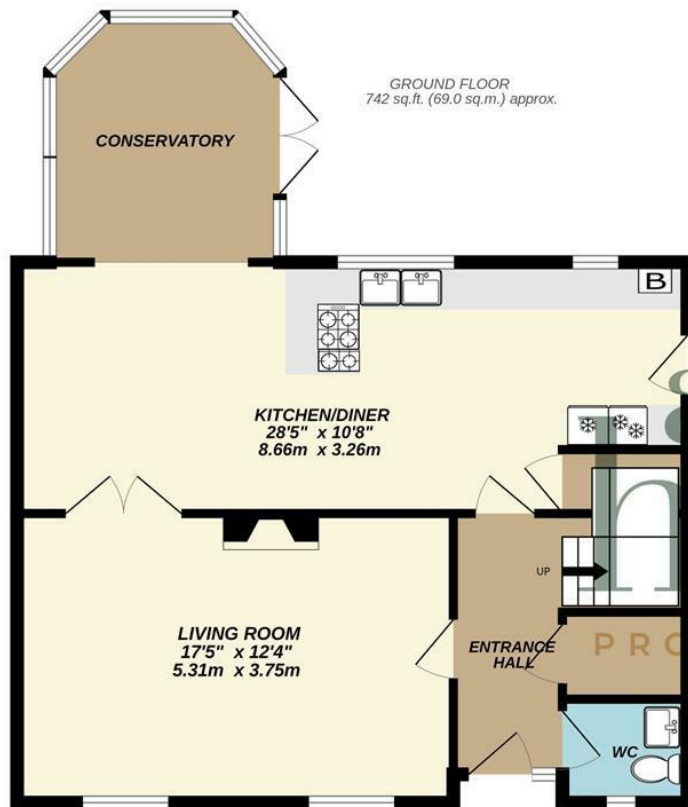












**GARAGE**  
286 sq.ft. (26.5 sq.m.) approx.



1381SG FT EXCLUDING DETACHED GARAGE

**TOTAL FLOOR AREA : 1667 sq.ft. (154.9 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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## Alan Hawkins

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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.

