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Church Street, Royal Wootton Bassett, SN4 7BQ

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PROPERTY SALES & LETTINGS



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43 Church Street Royal Wootton Bassett, SN4 7BQ

£425,000

This beautifully presented and charming detached cottage has been thoughtfully extended and updated by the current owners to create a truly delightful home. Blending character features with modern touches, this lovely two-bedroom cottage offers both style and comfort in equal measure.

Set in a sought-after location just yards from the high street, the property enjoys the rare benefit of off-road parking – a real find in this area. Inside, the welcoming accommodation flows effortlessly, with light-filled living spaces that are both cosy and practical. The heart of the home is the stylish kitchen and dining area with exposed red brick walling, perfect for everyday living or entertaining guests.

To the rear of the cottage is a versatile garden room/annexe, offering a wealth of possibilities – whether you need a home office, creative studio, guest accommodation, or just an additional space to relax, it's a fantastic bonus that adds

flexibility to the property.

Outside, the garden is thoughtfully arranged and ideal for enjoying the warmer months, with a private and manageable space to unwind with a pizza oven included.

This is a wonderful opportunity to secure a characterful home with modern comfort, versatile space, and rare off-road parking in a desirable setting.



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

Tenure

Freehold

Services

Flood Risk: Very Low

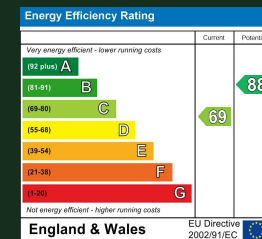
Internet Speeds: up to 1000 mbps

Electric: Mains

Gas: Mains

Water & Waste: Mains

Energy Efficiency Rating (England & Wales)

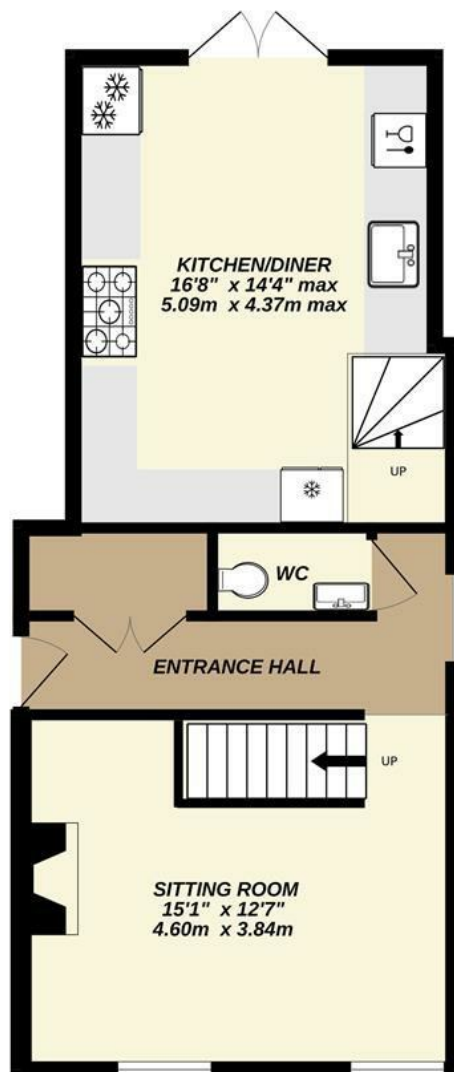








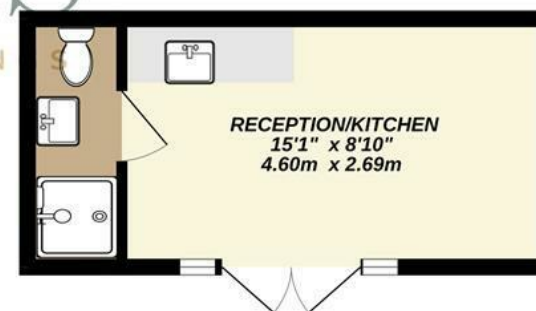
GROUND FLOOR
504 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



GARDEN ROOM/ANNEXE
163 sq.ft. (15.1 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 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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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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