alan hawkins
PROPERTY SALES & LETTINGS

56 Church Street, Royal Wootton Bassett, SN4 7BQ

• Renovated Cottage
• 5 Bedrooms
• 3 Bathrooms
• 3 Receptions
• Cellar
• Utility Room
• Gymnasium/Home Office
• PRIME LOCATION
• Garage + Parking
• Must Be Viewed

56 Church Street, Royal Wootton Bassett, SN4 7BQ

£639,995

A stunning period property located in a PRIME LOCATION in the heart of Royal Wootton Bassett that must be viewed to be fully appreciated. This IMPRESSIVE 5 BEDROOM cottage which has undergone MAJOR REFURBISHMENT by the current owners offers an inviting and characterful family home with a detached GARAGE and 2-3 car OFF ROAD PARKING.
Internally the accommodation is very well proportioned, immaculately presented and comprises a central hallway with a beautifully stained glass door, a 22ft bay windowed lounge/dining room, a 14ft bay windowed family room, utility room and cloakroom. A stunning and quality finished kitchen with vaulted ceiling incorporating electric Velux windows leads to a rear conservatory with stairs to a very useful converted cellar which could be utililised for many purposes. To the first floor, accessed from the gallery landing are 4 bedrooms, 3 of which are double in size with a stunning and very spacious family bath/shower room with a further en-suite shower room to bedroom two. The top floor has been subject of a wonderful conversion into a master bedroom suite comprising landing, bedroom, walk-through wardrobe and a beautifully fitted en-suite complete with separate shower cubicle and roll top bath. To the outside is low maintenance rear garden with stunning views of the 15th century st Bartholomew's Church, a detached gymnasium/home office and a detached over sized garage with electric roller door to front and a new laid and decorative block paved driveway for 2-3 vehicles to the front. This is truly an exceptional house that must be viewed. Call Alan Hawkins to arrange a viewing.

Recessed timber front entrance door with coloured leaded glazed window with two side panelled windows gives access to the Entrance Hall

Entrance Hall

Textured ceiling, coving, ceiling rose, pendant light, single radiator, carpeted staircase with stair rods to the first floor landing, under-stairs storage cupboard, further pendant light, 'Amtico' style flooring with a matwell entrance mat.

Living Room/ Dining Area

24'4 (into bay) x 12'10 (7.42m (into bay) x 3.91m)

Corniced ceiling, ceiling rose, uPVC double glazed bay window to the front elevation with wood slatted blinds, single radiator, 'Amtico' style flooring, two single radiators, large Regency-style fireplace standing on a granite hearth with an electric flame effect fire, television point, 'Virgin' television (point subject to contract), two wall up-lighters,
Dining Area -pendant light, ceiling rose, timber double glazed window to the rear conservatory, double glazed door to the rear conservatory, panel door returning to the entrance hall.

Snug/Family Room

16'11 (into bay) x 11'10 (5.16m (into bay) x 3.61m)

From the Entrance Hall door leads through to the snug/family room. Ceiling rose, pendant light, uPVC double glazed box bay window to the front elevation with wood slat blinds, double radiator, 'Amtico' style flooring, stone fireplace standing on a granite hearth with a gas flame coal effect fire, uPVC double glazed window to the side elevation, two wall up-lights.

Utility Room

9' x 6'8 (2.74m x 2.03m)

Skimmed ceiling , two pendant lights, single radiator, Victorian tiled effect vinyl flooring, matching wall and base units under a stained solid wood square edge work surface with inset ceramic 'Belfast' sink with cupboard under, appliance space to the side, plumbing for washing machine and further appliance space to the side for tumble dryer, further single base cupboard and wall units comprising three double. Opaque window with borrowed lighting to the kitchen, panelled door to a cloakroom

Cloakroom

6'8 x 2'9 (2.03m x 0.84m)

Skimmed ceiling, 'Victorian' style low level w.c.., vanity wash hand basin with cupboard under, opaque uPVC top hung double glazed window to the side elevation, tiled effect vinyl flooring, wall light, single radiator, tiled splashback.

From the Entrance Hall a door leads through to the Kitchen.

Kitchen

14'4 x 10'4 (4.37m x 3.15m)

Vaulted ceiling, Two electic 'Velux' windows, Duck egg blue matching wall and base units under grey wood effect square edge work surfaces with space for a range oven with a Cookmaster' seven ring oven included, decorative glass splashback, cooker hood over. Base units comprise one double, one single, one pan drawer unit, , wall units comprise one double and one frosted glass fronted display cabinet, further pull-out larder/storage cupboard encasing a space for a free-standing fridge/freezer, peninsular work top/breakfast bar area with an inset one and a half bowl ceramic sink with a drainer to the side 'Neff' built-in dishwasher under and a further single cupboard to the side. Further base units comprise two single units and two matching double units, uPVC double glazed window to the rear elevation, glass blocks providing borrowed lighting from the conservatory, double radiator, upVC double glazed door to the side elevation, pendant light and four-way track spotlight, panelled glazed door to the conservatory.

Conservatory

14'1 x 9'5 (4.29m x 2.87m)

'Georgian' style glass roof conservatory, brick base, uPVC frame with double French doors to the rear garden, two wall up-lights, fitted carpets, double radiator, stairs to the cellar.

Cellar

17'1 x 11'2 (5.21m x 3.40m)

A converted cellar with carpeted flooring, artex ceilings, two wall up-lights, brick feature fireplace.

From the Entrance Hall a carpeted staircase leads to the first floor landing.

First Floor Landing
uPVC leaded double glazed tilt and turn window to the rear elevation, textured ceiling, coving, three wall up-lights.

Bedroom Three
13' x 9'10 (3.96m x 3.00m)
Panelled door, skimmed and coved ceiling, pendant light, uPVC double glazed window to the rear elevation with wood slat blinds, ornamental cast iron fireplace with a fire surround, single radiator, fitted carpet,.

Bedroom Two/Guest Room
12'3 x 11'10 (3.73m x 3.61m)
Skimmed and coved ceiling, pendant light, uPVC double glazed window to the front elevation with wood slat blinds, single radiator, fitted carpet, panelled door to an en-suite shower room.

En-Suite Shower Room
Skimmed ceiling, three-way ceiling light, extractor fan, uPVC double glazed window to the side elevation, corner mounted shower cubicle with tiled surrounds, electric shower, close coupled w.c., vanity wash hand basin with double cupboard under, tiled splashback, wall up-light,.

Bathroom
Skimmed ceiling, four L.E.D. down-lights, extractor fan, uPVC opaque double glazed window to the rear elevation with wood slat blinds, corner mounted shower cubicle with tiled surrounds, plumbed shower, vanity wash hand basin, roll top bath, close coupled w.c. , tiled effect vinyl flooring, period radiator. Louvre doors to boiler cupboard housing the pressurised hot water cylinder and a 'Worcester Bosch' boiler,

Bedroom Four
12'11 x 7'7 (3.94m x 2.31m)
Coved ceiling, pendant light, uPVC double glazed window to the front elevation with wood slat blinds, single radiator, fitted carpet.

Bedroom Five
7'8 x 6'5 (2.34m x 1.96m)
Skimmed ceiling, pendant light, uPVC double glazed window to the front elevation with wood slat blinds, single radiator, fitted carpet, door to an under-stair storage cupboard with lighting and hanging space, further single radiator, a carpeted staircase with a 180 degree return leads to a second floor landing

Second Floor Landing
'Velux' window with a black out blind, two L.E.D. down-lights, fitted carpet, door to eaves storage, single radiator, door to master bedroom

Master Bedroom
12' x 11'1 (3.66m x 3.38m)
Skimmed ceiling, four L.E.D. down-lights, 'Velux' window to the front elevation, 'Velux' window to the rear elevation (both windows with blackout blinds), uPVC dorma top hung window with roller blind to the front elevation,
two separate door access to eaves storage front and rear, single radiator, fitted carpet, access to a further storage cupboard (limited head space), door to:

Dressing Room
11'2 x 5'11 (3.40m x 1.80m)
Skimmed ceiling, two L.E.D. down-lights, uPVC double glazed 'Velux' window to the front elevation, fitted carpet, single radiator, hanging space, panelled door through to:

En Suite Shower/Bathroom
11'2 x 5'11 (3.40m x 1.80m)
Skimmed ceiling, three L.E.D. down-lights, 'Velux' window to the rear elevation, roll top bath with telephone style mixer shower taps, shower cubicle with tiled splashback, plumbed shower, vanity wash hand basin with cupboard under and tiled splashback, low level w.c., extractor fan, tiled effect vinyl flooring, chrome heated towel rail.

Outside and to the rear
To the rear - is an easterly aspect low maintenance garden with a gravelled area, rockery, raised flower bed, artificial lawn, patio area, paved access to a detached gymnasium. Rear pedestrian access. Personal door to garage. Gated front access, enclosed by stone walling and brick walling. Garden measuring 42' in width x an average 20' in depth.

Gymnasium
12'2 x 10'8 (3.71m x 3.25m)
Textured ceiling, four down-lights, loft hatch to loft storage, fitted carpets, two uPVC double glazed windows, electric panelled heater.

Garage
20'3 x 10'8 (6.17m x 3.25m)
Eaves storage over, electric roller door to the front. Garage measuring 10' 8" wide x 20' 3" in depth, decorative block paved driveway to the front providing off-road parking for two to three vehicles, outside cold water tap.

Outside and to the front
Courtyard front garden, enclosed by walling and well tended hedgerow and raised flower beds. Iron pedestrian gated access.

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

Tenure
Freehold

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

Main area: Approx. 207.6 sq. metres (2234.9 sq. feet)

Plus outbuildings, approx. 11.9 sq. metres (128.2 sq. feet)

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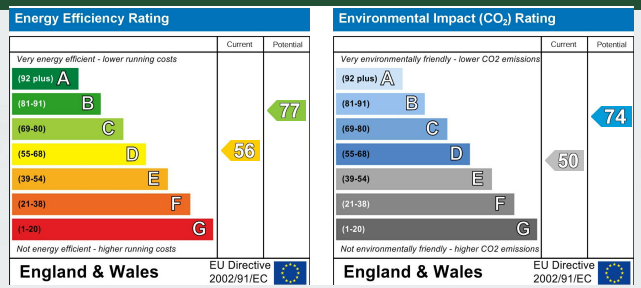

alan hawkins
PROPERTY SALES & LETTINGS

The Property Ombudsman

NAEA
National Association of Estate Agents

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