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PROPERTY SALES & LETTINGS

Orchard Lane, Tockenham, SN4 7PN

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- 
- No Onward Chain
  - Open Plan Kitchen/Dining Room
  - Study/Office
  - First Floor Bedrooms & Bathroom
  - Backing On To Open Fields
  - Spacious & Versatile Accommodation
  - Living Room
  - Ground Floor Bedroom & Shower Room
  - Generous Rear Garden
  - Viewings Highly Recommended

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# 3 Orchard Lane Tockenham, SN4 7PN

£399,995

Beautifully presented and deceptively spacious, this superb freehold property is set within a desirable village location just moments from the thriving town of Royal Wootton Bassett. Thoughtfully extended and updated, the home is designed for modern living with a stunning open-plan kitchen, dining, and family room at its heart.

The show-stopping kitchen/diner is a real centrepiece, boasting natural stone flooring, contemporary fittings, and seamless access to the rear garden through wide double doors. Flooded with natural light and offering ample space for entertaining, dining, or relaxing, this room truly elevates the home's appeal.

The ground floor also features a welcoming entrance hall, a cosy dual-aspect living room with a wood-burning stove, a dedicated

study, a generous utility room, and a spacious double bedroom, served by a convenient shower room located just off the utility area.

Upstairs, two further double bedrooms are complemented by a family bathroom.

Externally, the front of the property offers a garden area and private driveway parking for at least two vehicles. The rear garden is a peaceful and private retreat with a patio area ideal for alfresco dining, and enjoying open views across fields, a perfect spot to unwind.

Combining village charm, town convenience, and standout living space, this is a home that must be viewed to be truly appreciated.



### Viewings

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

### Council Tax: Wiltshire

Tax Band D For year 2025/26 = £2361.04  
For information on tax banding and rates, please call Wiltshire

### Tenure

Freehold

Heating - Oil

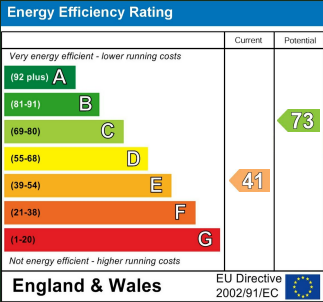
Electric - Mains

Water - Mains

Drainage - Mains

Internet - Up to 900\* Mbps available download speed

### Energy Efficiency Rating (England & Wales)







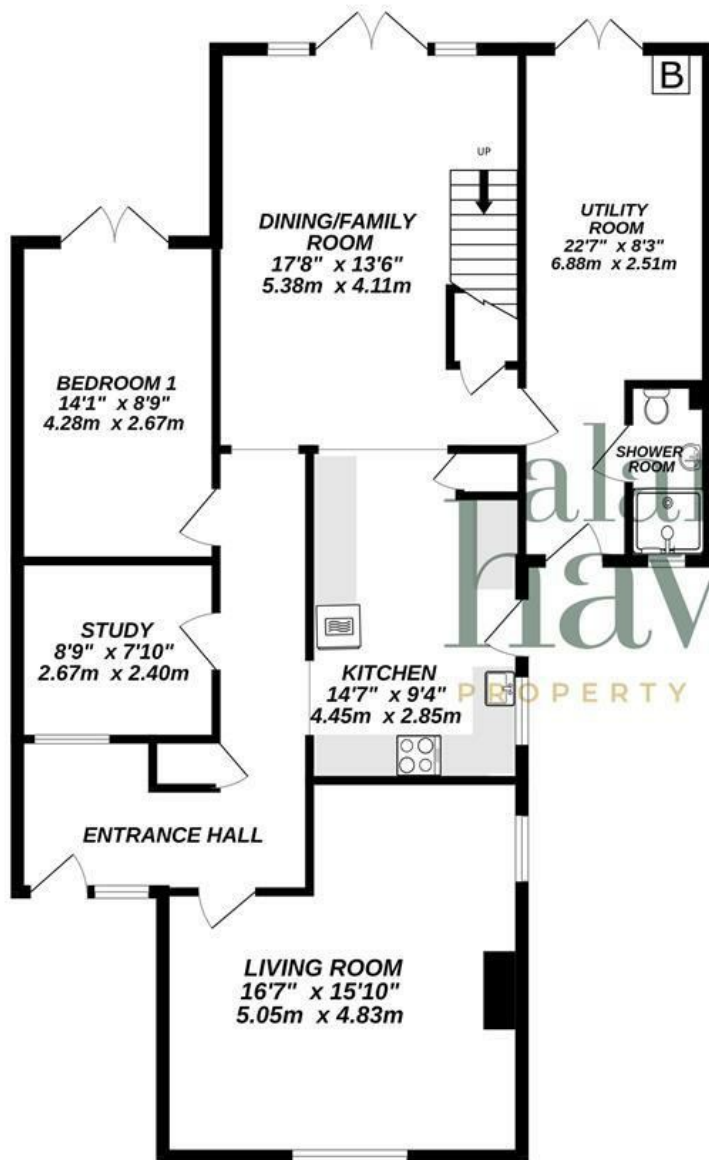




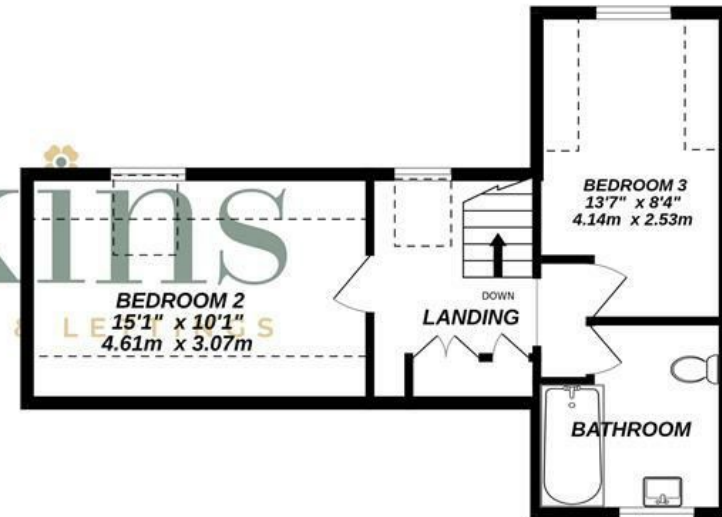




**GROUND FLOOR**  
1116 sq.ft. (103.7 sq.m.) approx.



**1ST FLOOR**  
410 sq.ft. (38.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1527 sq.ft. (141.8 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

26/26a High Street,  
Royal Wootton Bassett  
Wiltshire, SN4 7AA

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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.

