



12 Miltons Way, Royal Wootton Bassett, SN4 7DD

- 
- Greatly Extended Chalet Bungalow
 - Detached Annexe + Double Garage
 - 0.92 Acre Plot
 - Unique Opportunity
 - Beautifully Presented
 - Close to Main High Street
 - Gas Central Heating
 - Ample Parking
 - VIEWING HIGHLY RECOMMENDED

12 Miltons Way, Royal Wootton Bassett, SN4 7DD

£595 000

Due to a fallen through chain - We are again able to offer this well appointed and GREATLY extended detached bungalow with DETACHED ANNEXE standing on grounds measuring at 0.92 ACRE situated in a great location within short walk of the main high street in Royal Wootton Bassett whilst enjoying countryside views to the rear. This appealing and individual property provides very flexible accommodation over 2 floors measuring at 2100 SQ FT (2944 sq ft with annexe and garage) which in brief comprises an entrance hall, 2 ground floor bedrooms, en-suite bathroom, family bath/shower room, 4 reception rooms, conservatory and a spacious kitchen/breakfast room with timber beamed ceilings. The main living room is a delightful and warming room offering wonderful vaulted beamed ceilings and log burning stove with French doors to the conservatory. To the first floor are two double bedrooms with an e-suite bathroom, To the outside is a detached refurbished annexe with a new kitchen leading to a wonderful oak framed conservatory, bathroom, first floor lounge and bedroom, all of which adjoins the double garage with electric garage doors to front.

To the front of the property, via double gates, is a gravelled parking area with a further tarmac drive leading to the rear and double garage, providing ample parking for several vehicles. The delightful spacious garden is ripe for many uses which at present is laid to lawn with mature tree edging. This is certainly a 'Tardis' that must be viewed to be appreciated. Call Alan Hawkins Property sales on 01793 840222.

Canopy uPVC front entrance door gives access to the front entrance hall.

Entrance Hall

Skimmed coved ceiling. Pendent light. Solid wood flooring. Recess with a carpeted staircase to the first floor landing. Panelled door to

Bedroom One

15'4 max x 11'10 (4.67m max x 3.61m)

Skimmed coved ceiling. Pendent light. Fitted carpet. Dual aspect. uPVC double glazed window to the front and side elevation. Wood slatted blinds. Feature fire recess. Panelled door to:

En-Suite Bathroom

Skimmed coved ceiling. uPVC obscure double glazed window to the side elevation. Wall light. Exposed floor board. Close coupled WC. Pedestal hand wash basin. Panelled bath with shower mixer taps. Tiled surrounds.

Family Bathroom

Skimmed and decorative coving. Four recess down lights. uPVC obscure double glazed window to the side elevation. Pine tongue and groove panelling. Victorian style suite with roll top free standing bath. Pedestal wash hand basin. Low level WC. Chrome heated towel rail. Corner mounted shower cubicle with plumbed shower. Tiled surrounds. Tiled flooring. Shaver point.

Breakfast Area

10'9 x 8'7 (3.28m x 2.62m)

Skimmed coved ceiling. Three recess downlights. Wood laminate flooring. Consumer

trip switch unit encased in a inner housing. Wall unit with space for free standing fridge freezer. Tall cupboard. Sliding cupboard over. Open way through to the;

Kitchen

13'11 x 11'10 (4.24m x 3.61m)

Exposed beam ceiling. Track spotlights. Upvc double glazed window to the rear and side elevation. a bespoke country style kitchen comprising of matching white fronted base units under Corian work surfaces with inset dual stainless steel basin with double cupboard under. Concealed dishwasher and washing machine included. Further base units comprise of two corners, three single cupboards. One drawer unit. Further single unit. Space for 1000mm range oven with a 'Leisure cuisine' Range oven included. Tiled splash back. Cooker hood over. Double radiator. uPVC double glazed door to the side elevation. From the kitchen, a glazed panelled door gives access to the:

Sitting Room

20' x 12'2 (6.10m x 3.71m)

A spacious and delightful room with a feature Vaulted beamed ceiling. Upvc double French doors to the side elevation. uPVC double French doors to the rear conservatory. Pendent Light. Ceramic tiled Flooring. Two double radiators. Cast iron log burner and stove. Glazed panelled doors to the snug.

Conservatory

14'11 x 12'2 (4.55m x 3.71m)

Brick based. Double pitched Polycarbonate roof. uPVC window surrounds. uPVC window surrounds. uPVC French doors to the rear garden. Solid wood ash laminate flooring. Two double radiators. Pendent light. Two wall lights.radiator.

From the sitting room, glazed panelled double doors to the:

Snug

11'11 x 11'11 (3.63m x 3.63m)

Skimmed coved ceiling. Single radiator. UPVC double glazed window to the side elevation. Dado rail surrounds. Wood laminate flooring. Open doorway that returns to the entrance hall.

Study

14'10 x 8'11 (4.52m x 2.72m)

Skimmed coved ceiling. Four recess downlights. Dual aspect with uPVC double glazed window to the front and side elevation. Wood flooring. Single radiator. Under stair recess.

Bedroom Four

10'9 x 8'11 (3.28m x 2.72m)

Skimmed coved ceiling. Pendent light. uPVC double glazed window to the front elevation. Wood slatted blinds. Single radiator.

First Floor Landing

Velux window. Wood laminate flooring. Door to eaves storage. Panelled door to;

Bedroom Three

14'10 ' 14'8 (4.52m ' 4.47m)

Vaulted ceiling. Six recess downlights. Velux window to the rear elevation. uPVC double glazed dormer window to the front elevation. uPVC double glazed window to the side elevation. Wood laminate flooring. Built in wardrobes with hanging space.

Bedroom Two

13'4 x 12'8 (4.06m x 3.86m)

Velux window to the rear. Roll top bath. Wash hand basin. Close coupled WC. Wood laminate flooring. Wood clad surround.

Front

Gated access to the ample parking. Gravelled area/Hardstanding. Tarmac driveway leading to the

Detached Double Garage with the attached annex.

18'6 x 17'3 (5.64m x 5.26m)

Garage with two electric roller doors to the front. UPVC French doors to the side. Power lighting. (Plumbing in situ if required)

Annexe

uPVC door gives access to entrance hall. Door to:

Newly Fitted Kitchen

11'7 x 8'5 (3.53m x 2.57m)

Skimmed ceiling. Three way spotlights. Range of wall and base units. White fronted wall units. Grey fronted base units. Under a square edge stone effect work surface. Double composite sink. Two ring halogen hob with electric oven. Integrated tiled flooring. Prity Argos stove. Tiled surrounds. French doors to:

Sun Room

8'5 x 8 (2.57m x 2.44m)

Oak Framed. Pitched ceiling, pendent light. upvc window surrounds. Solid wood flooring. UPVC French doors to an elevated decked area. French doors to the rear.

Bathroom

Skimmed ceiling. Three way track spotlight. UPVC double glazed window to the side elevation. Close coupled WC. Pedestal wash hand basin. Panelled bath. Wood clad surround. Tiled flooring.
Staircase to

First Floor Living Room

17'10 x 11'7 (5.44m x 3.53m)

Pitched ceiling. Upvc double glazed window to the rear elevation. Double doors to an airing cupboard with a lagged hot water cylinder. Electric panelled heating. Wood laminate flooring. Panel door to

Bedroom

11'7 x 10'8 (3.53m x 3.25m)

Pitched ceiling. Pendent light. UPVC double glazed window to the front elevation. Wood laminate flooring. Electric heating.

Rear

Property occupies a large generous plot which measures in total 0.92 of an acre. Garden laid to lawn. Mature garden with various mature trees. Delightful views. Large summer house with terrace.

Council Tax - Wiltshire Council

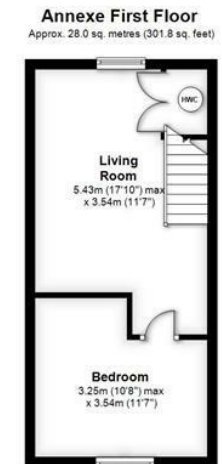
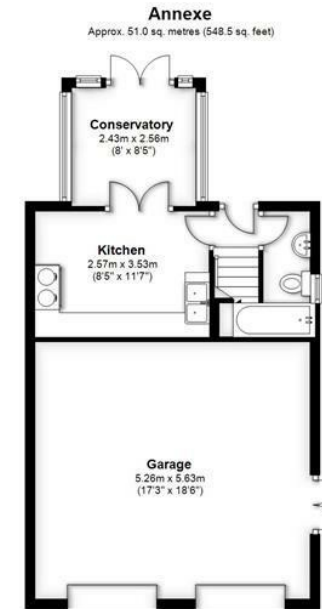
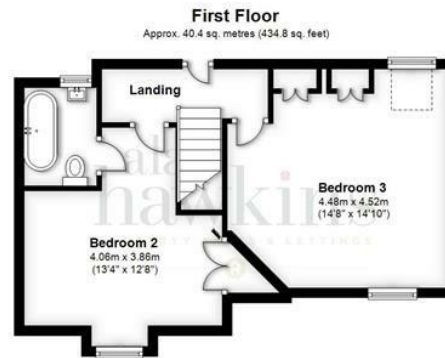
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109
Please note that the Annexe also has a separate rateable value.

Viewings

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







Total area: approx. 273.5 sq. metres (2944.3 sq. feet)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. All Rights Reserved, no unauthorised use, copying or reproduction permitted.

Plan produced using PlanUp.

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

