alan hawkins
PROPERTY SALES & LETTINGS

11 Lakes View, Vastern, Royal Wootton Bassett, SN4 7PB

- Four Bedroom Holiday Home
- 12 Month Usage
- 7 Day Pass To A 27 hole Golf Course
- 7 Day Pass To The Leisure facilities
- Immaculate Throughout
- Impressive Master With En-Suite
- Large Living Room
- Parking To The Front
- Rear Terrace
- Pets Welcome

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£295,000

An excellent example of this desirable four bedroom property located in 'The Wiltshire Leisure Village' on a more favoured position backing onto the lakes, situated c1 mile south west of Royal Wootton Bassett. Nestled in the picturesque Wiltshire countryside, just a short drive of historic local landmarks such as Stonehenge, Avebury Stone Circle and the Cotswolds, and with a 27 hole championship golf course and leisure complex on your door step, makes this a very attractive second home/holiday rental property. Constructed in 2007 using sustainable timber, the 1500 sq ft of accommodation is spread over three floors incorporating the distinctive turret of the Marlborough design. The accommodation includes an inviting entrance hall with double doors to a spacious octagonal living space, a tasteful and well equipped kitchen, four bedrooms and three bathrooms. There is a private patio area to the rear looking onto the lake behind and communal gardens beyond. As part of the lease agreement, there are two golf passes and four leisure passes for the indoor swimming pool and state-of-the-art gymnasium. Further attributes include double glazing, an energy efficient heat exchange central heating system and ample parking to the front.

Whether you are a keen golfer looking for a rural retreat or looking to invest in holiday lets then look no further, call Alan Hawkins Property Sales today for more information or to arrange a viewing.

Front Entrance doorway to the Entrance Hallway

Entrance Hallway

Matwell carpet, carpeted staircase with a 90 degree turn to the first floor landing, skimmed and coved ceiling, two single pendant lights, double panelled radiator, wooden double glazed window to the front elevation with Venetian wooden shutters, door to cloakroom.

Cloakroom

Tiled effect vinyl flooring, skimmed ceiling, ceiling light, chrome ladder style heated towel rail, vanity wash hand basin, close coupled w.c., obscure wooden double glazed window to the front elevation with wooden Venetian shutter, consumer unit.

Kitchen

18'2 max x 13'8 max (5.54m max x 4.17m max)

Tiled flooring, skimmed ceiling, six recessed spotlights, ceiling light and fan, wooden double glazed window to the rear elevation with double wooden Venetian shutters, solid oak roll top work surface with splashback tiled surround, integrated four ring electric hob with stainless steel extractor hood over, integrated oven and grill, integrated dishwasher, Belfast sink, space for upright fridge/freezer, range of base and wall units, wine rack, additional solid oak work surface, space for microwave, cupboard under, door and wooden double glazed window to the rear courtyard, with wooden shutters, double radiator, opening into the living room as well as double doors from the entrance hall.

Living Room

20'4 max x 20'4 max (6.20m max x 6.20m max)

Hardwood flooring, skimmed and coved ceiling, nine recessed spotlights, three hardwood double glazed windows with wooden shutters to the front, side and rear with double glazed patio doors to the rear patio garden, two double panelled radiators, television point Sky point (subject to contract), telephone point.

First Floor Landing

Fitted carpet, skimmed and coved ceiling, two single pendant lights, loft hatch to loft storage area, single panelled radiator, hardwood double glazed window with wooden Venetian shutter, door to storage cupboard with shelving, carpeted staircase with a 90 degree return to the second floor landing.

Bedroom Two

12'9 max x 12'7 max (3.89m max x 3.84m max)

Fitted carpet, skimmed and coved ceiling, single pendant light, two hardwood double glazed windows with wooden shutters to the rear elevation overlooking the lakes, double doors to built-in wardrobes, double panelled radiator, door to en-suite shower room.

En-Suite Shower Room

Tiled flooring,, skimmed ceiling, ceiling light, sun-tube, fully tiled surround, chrome ladder style heated towel rail, close coupled w.c., pedestal wash hand basin, double width shower cubicle.

Bedroom Four

11'4 x 7'6 max (3.45m x 2.29m max)

Fitted carpet, skimmed and coved ceiling, single pendant light, two hardwood double glazed windows with wooden shutters to the front elevation, double panelled radiator, door to built in storage cupboard with shelving and hanging rail.

Bedroom Three

9'11 max x 9'1 (3.02m max x 2.77m)

Fitted carpet, skimmed and coved ceiling, single pendant light, hardwood double glazed window with wooden Venetian shutter to the rear elevation overlooking the lakes with broken countryside views, double panelled radiator, door to built-in wardrobe with shelving and hanging rail, double doors to airing cupboard housing the boiler and bot water cylinder.

Bathroom

6'5 x 5'5 (1.96m x 1.65m)

Tiled flooring, skimmed ceiling, ceiling light, extractor fan, obscure hardwood double glazed window to the front elevation with wooden Venetian shutters, chrome ladder style heated towel rail, splashback tiles all around, close coupled w.c., pedestal wash hand basin, bath with plumbed shower over, glass panelled shower screen.

Second Floor landing

Fitted carpet, skimmed and coved ceiling, single pendant light, door to master bedroom.

Master Bedroom

20'4 max x 12'1 min (6.20m max x 3.68m min)

Fitted carpet, skimmed and coved ceiling, two single pendant lights, loft hatch to a loft storage area, two double panelled radiators, four hardwood double glazed windows to the front, side and rear elevations with wooden Venetian shutters, bi-fold doors to built-in wardrobe with shelving and hanging rail, door to en-suite bathroom.

En-Suite Bathroom

Tiled flooring, skimmed ceiling, extractor fan, ceiling light, sun tube, fully tilled all around with 'P'-shaped bath with plumbed shower over and shower screen, close coupled w.c., pedestal wash hand basin, chrome ladder style heated towel rail.

Outside and to the Front

Allocated parking.

Outside and to the Rear

Enclosed by picket fencing is a low maintenance patio area over-looking the lakes.

Council Tax - Wiltshire Council

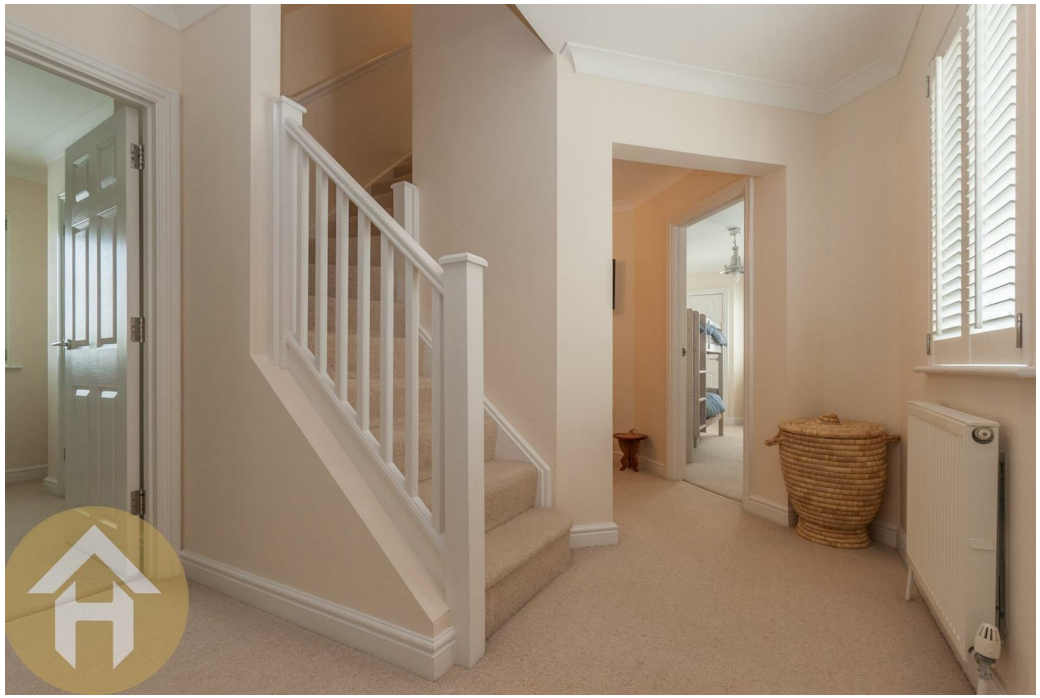
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

Viewings

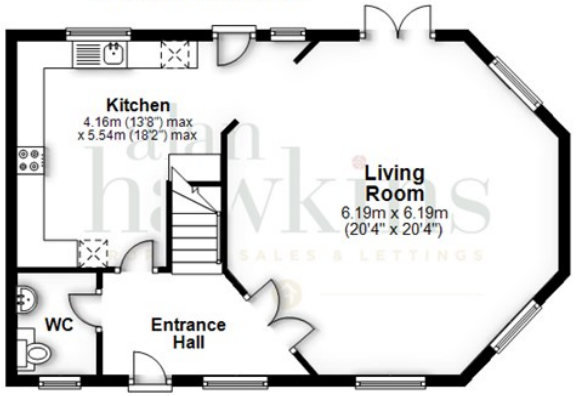
Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

Lease

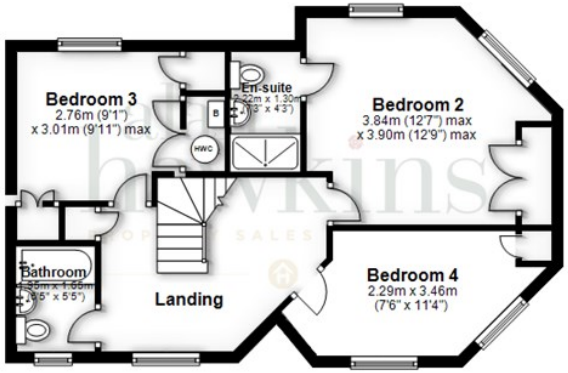
999 years from 2007. Ground rent and maintenance charges payable. Please note that conditions of the lease state that the property must be a second home, although may be used for 12 months throughout the year.
Ground Rent + Services charges equate to approx £4500 p/a. This cost also includes 2 golf passes and 4 leisure passes.



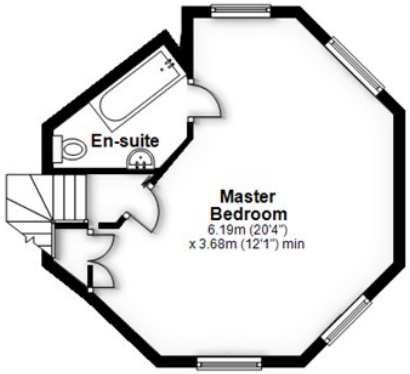
Ground Floor
Approx. 59.5 sq. metres (640.0 sq. feet)



First Floor
Approx. 54.3 sq. metres (584.2 sq. feet)



Second Floor
Approx. 31.0 sq. metres (333.7 sq. feet)



Total area: approx. 144.7 sq. metres (1557.9 sq. feet)

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alan hawkins
PROPERTY SALES & LETTINGS

The Property Ombudsman

NAEA
National Association of Estate Agents

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

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Email: sales@alanhawkins.co.uk or lettings@alanhawkins.co.uk

Visit us

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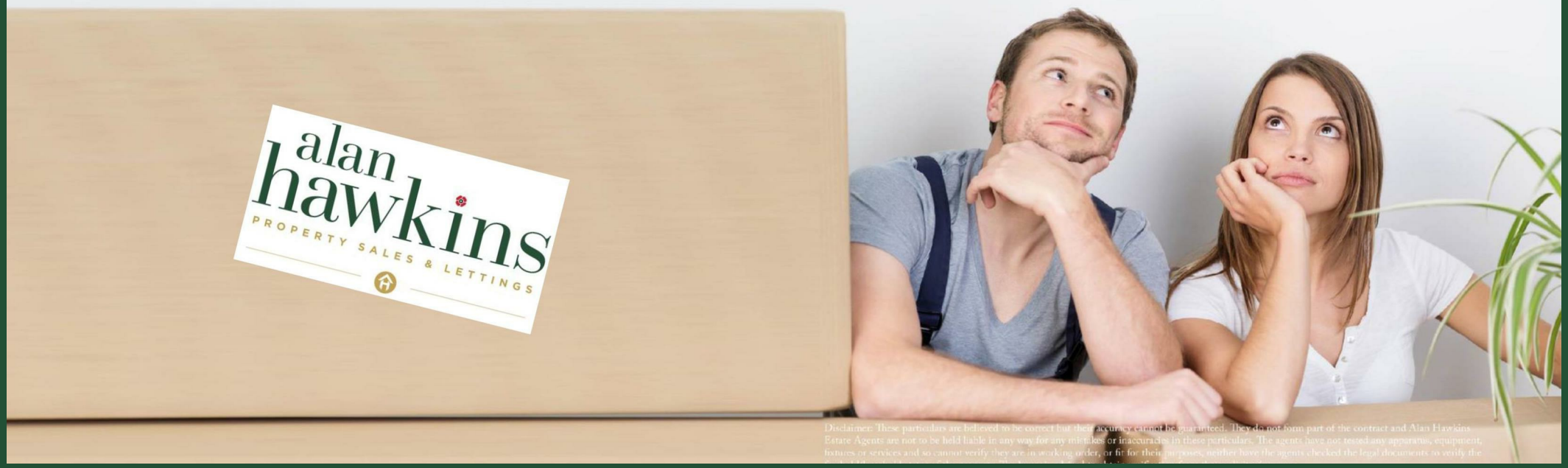

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