



Honeyhill, Royal Wootton Bassett, SN4 7DX

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PROPERTY SALES & LETTINGS



- Individually Designed Executive House
- 5 Bathrooms
- Impressive Kitchen/Family Room with Appliances
- Sought After Residential Location
- Must be viewed.
- 4 Double Bedrooms
- c2900 Sq Ft over 3 floors
- Large Utility Room
- High End Finish Through Out

21 Honeyhill

Royal Wootton Bassett, SN4 7DX

Offers over £775,000

An impressive detached family home of individual design finished to the highest of standards situated in this desirable and established residential cul-de-sac just a few minutes walk from the main high street. This deceptively spacious and hugely impressive dwelling offers four double bedrooms and five bath/shower rooms over three floors equating to c2900 Sq ft of property!

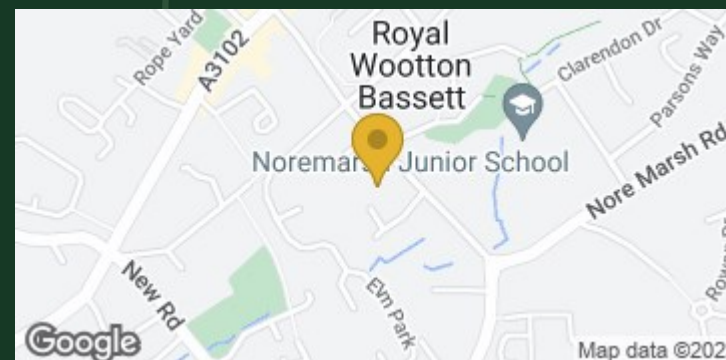
Features of this fine property are plenty and include a wonderfully spacious reception hallway with ample storage, cloakroom and double doors to a spacious sitting room to the front aspect. A large double bedroom with ensuite shower room is situated to the rear with bi-folding doors overlooking the rear garden, siding to the main bedroom which also features matching bi-folding doors to the rear, large walk-in wardrobe and an inviting bath/shower room. Internal access from this level is granted to the garage, which itself is impressive with it's generous proportions, being cavity wall constructed and features under floor heating with electric roller door to the front and ready for a conversion if so desired. A impressive staircase with glass balustrade leads to the first floor that features a pitched ceiling, two generous double bedrooms, both again featuring walk-in wardrobes and

fully tiled en-suite shower rooms, a creche/gaming room and a small study can also be found to this level.

To the lower ground floor is the 'Wow factor' kitchen/family room fitted with an extensive range of 'Wren' kitchen units with a range of integrated appliances including two ovens with warming trays, microwave, coffee machine and a larder style fridge and freezer with a walk-in larder and central island with Quartz worktops, whilst to the rear aspect are large, five pane bi-folding doors opening to the rear garden. A large utility room is accessed from the kitchen which offers ample storage plus laundry hanging rails and also leads to the fifth shower room. To the rear is a mature and enclosed garden backing onto a brook and features two large mature trees, patio area and lawn, perfect for the growing family.

Further attributes are plenty, but in the main include gas fired under floor heating, uPVC double glazing and a high quality finish throughout.

This is a truly impressive property that is sure to please. Early viewing of this property is HIGHLY recommended! Call Alan Hawkins Property Sales on 01793 840222



Viewings

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

Council Tax: Wiltshire Council

Tax Band 'E' For information on tax banding and rates, please call Wiltshire Council
NB The property maybe subject to a tax banding review post sale due to the improvements made.

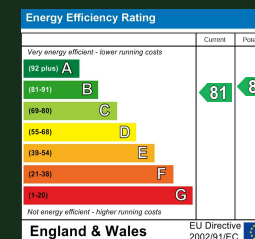
Tenure

Freehold

Management Fee

Not Applicable

Energy Efficiency Rating (England & Wales)

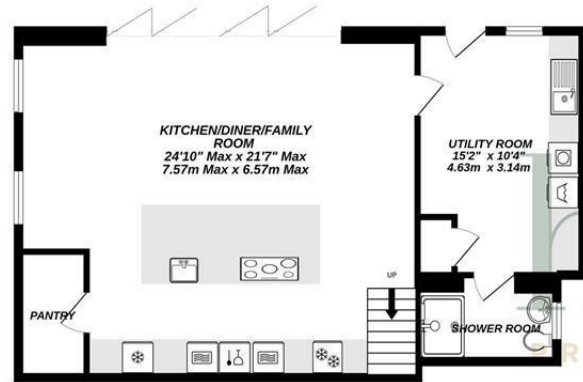




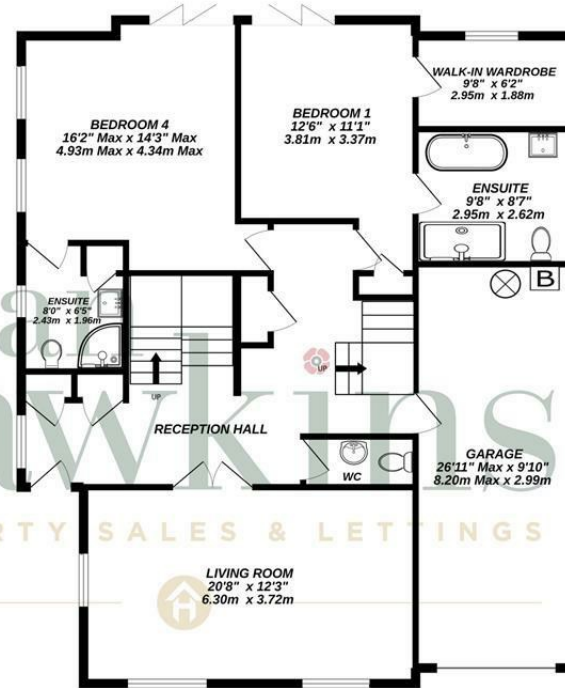




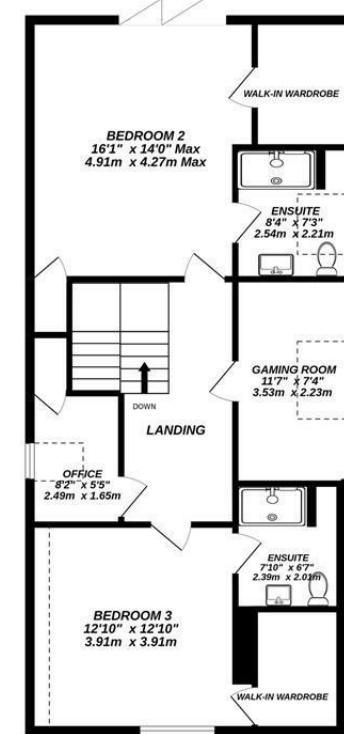
LOWER GROUND FLOOR
726 sq.ft. (67.4 sq.m.) approx.



GROUND FLOOR
1341 sq.ft. (124.6 sq.m.) approx.



1ST FLOOR
869 sq.ft. (80.7 sq.m.) approx.



EXTENDED FOUR BEDROOM DETACHED

TOTAL FLOOR AREA : 2935 sq.ft. (272.7 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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