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**Black Dog Cottages, Royal Wootton Bassett, SN4 7PE**

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PROPERTY SALES & LETTINGS



- A Truly Stunning 4 Bedroom House
- Beautiful Private Rear Garden
- Open Plan Kitchen/Dining/Family Room
- Kitchenette & En-Suite Shower Room
- Viewings Highly Recommended
- Impressive Master Bedroom Suite
- Renovated To High Standards
- Self Contained First Floor Living
- Driveway Parking for 2 vehicles

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PROPERTY SALES & LETTINGS

## 2 Black Dog Cottages Royal Wootton Bassett, SN4 7PE

£500,000

Set against a picturesque backdrop of woodland and open countryside, this striking and individual home offers exceptionally versatile accommodation arranged over three levels. Situated on the main road with convenient access to Royal Wootton Bassett High Street just a short drive away, the property blends convenience with rural charm.

The ground floor showcases a beautifully designed open-plan kitchen, dining and living space with WC, an ideal area for both entertaining and everyday family life. Bi-fold doors open out to a decked terrace, stepping down into an established private rear garden having side gated access. The impressive kitchen offers a variety of features which include, brass swan-neck taps, quartz worktops, kitchen island with hob, integral dishwasher & wine chiller and the useful addition of a utility cupboard for practicality. The kitchen leads through to a sitting room, full of warmth and character, featuring a traditional open fireplace with log-burning stove and parquet flooring.

The layout of the first floor is thoughtfully divided with two separate staircases. One leads to two generous bedrooms sharing a stylish shower room, while the other gives

access to a self-contained living space complete with a kitchenette with dining area, Juliet balcony with views over the garden and a double bedroom with shared access to the same shower room. Perfect for multi-generational living or visiting guests.

At the top of the house, the impressive master bedroom spans the full length of the property, complete with a striking picture window overlooking the garden. A partially converted adjacent room with Velux window offering great potential for an en-suite bathroom.

The property overall offers space, flexibility, and a countryside setting with easy access to local amenities. This home is ideal for those seeking something a little different.



### Viewings

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

### Council Tax: Wiltshire Council

Tax Band C For year 2025/26 = £2269.63  
For information on tax banding and rates, please call Wiltshire Council

### Tenure

Freehold

Electric - Mains

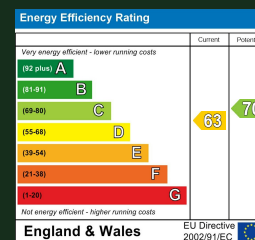
Waste Water - Shared Septic Tank

Water - Mains

Heating - Oil

Internet - Hyperfast 900 Fibre Broadband Available

### Energy Efficiency Rating (England & Wales)

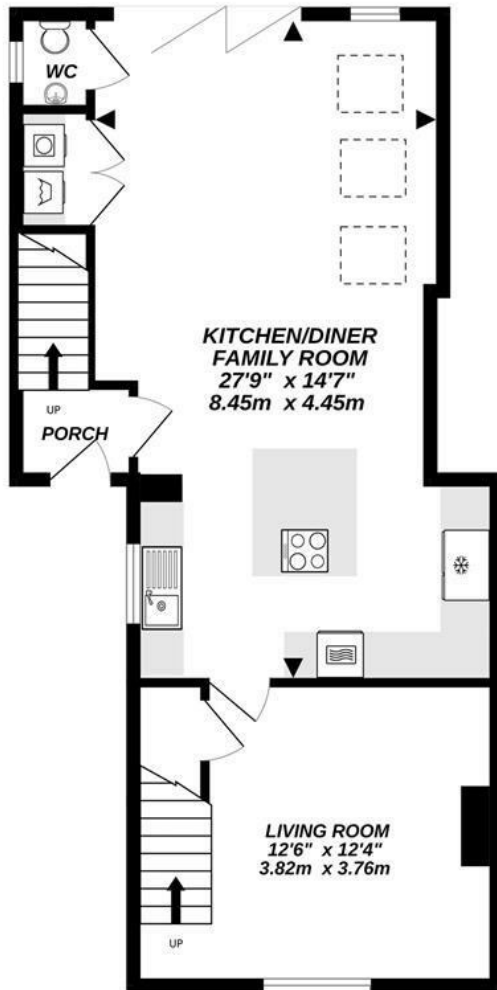








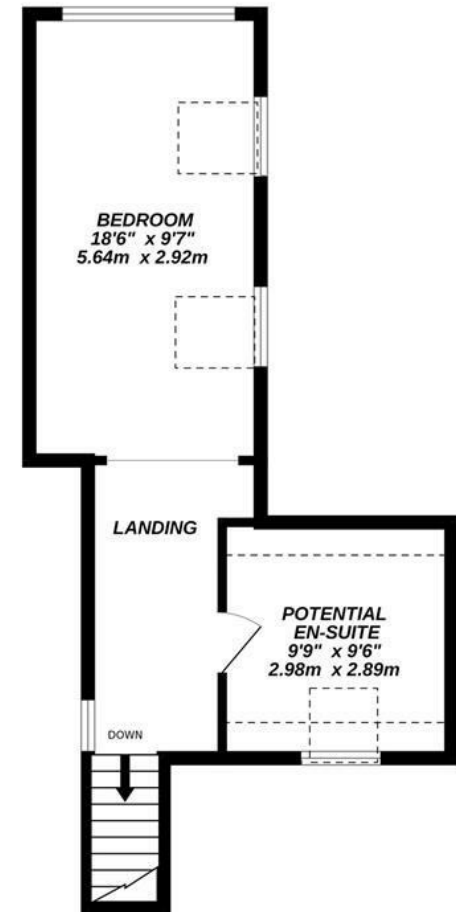
GROUND FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



2ND FLOOR  
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 1562 sq.ft. (145.1 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.



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