



Beamans Lane, Royal Wootton Bassett, SN4 7BU

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PROPERTY SALES & LETTINGS





- Beautiful Two Double Bedroom Cottage
- Double Sided Wood Burning Stove
- First Floor Bathroom
- Combination Boiler Installed 2021
- Non Allocated High Street Parking

- Recently Updated & Renovated
- Extended Utility Room & Cloakroom
- Private Rear Courtyard Garden
- Short Walk To High Street

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# 22 Beamans Lane Royal Wootton Bassett, SN4 7BU

£315,000

A charming and extended two-bedroom end-of-terrace cottage, ideally located just yards from the bustling High Street in Royal Wootton Bassett. This beautifully presented circa 200-year-old property sits on a sunny, west-facing corner plot. Having been thoughtfully extended by the current owner in 2021, it offers a unique and impressive living space that is sure to delight.

Internally, the property features a storm porch entrance, a cosy and light-filled lounge with flagstone flooring, and a red brick fireplace with a feature double-sided wood-burning stove. The recently updated kitchen/dining room boasts an integrated mid-height oven and hob, space for a dishwasher, and a rear extension that includes a useful utility room/porch and a downstairs cloakroom.

Upstairs, the spacious landing provides room for furniture or a potential study area. The first bedroom is a generous double with treated floorboards, a wardrobe recess, and a cupboard housing a modern combi boiler installed in 2021. The second bedroom, extended to create a large dual-aspect double room, shares the first-floor bathroom.

Externally, the low-maintenance courtyard garden is enclosed by a stone wall, providing a private, sunny patio area. There is also a workshop/storage outbuilding with power and lighting. Additional features include uPVC double glazing, mains gas radiator central heating, and nearby unrestricted high street parking.

Viewing is highly recommended. For more details, contact Alan Hawkins Property Sales today.



## Viewings

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

## Council Tax: Wiltshire

Tax Band C For year 2024/25 = £2144.02  
For information on tax banding and rates, please call Wiltshire

## Tenure

Freehold

Gas - Mains

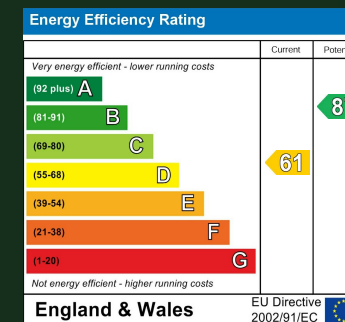
Electric - Mains

Water - Mains

Drainage - Mains

Internet - Up to 1600\* Mbps available  
download speed

## Energy Efficiency Rating (England & Wales)









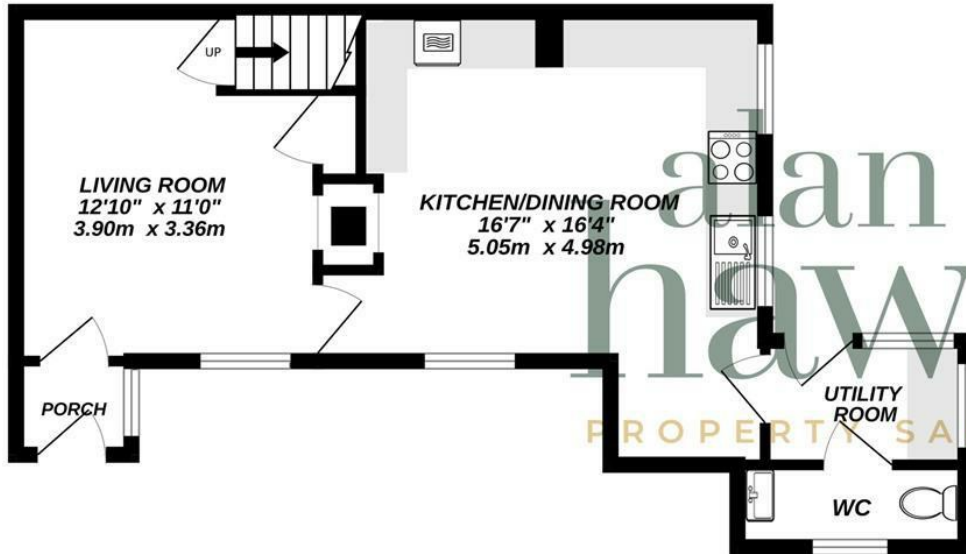




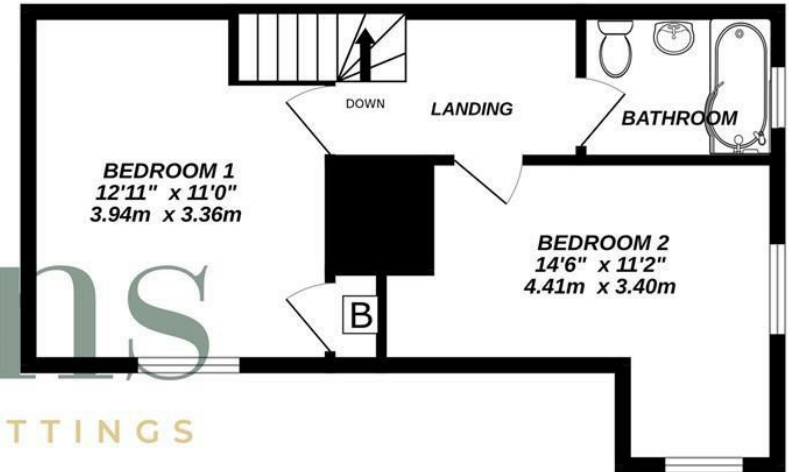




**GROUND FLOOR**  
441 sq.ft. (40.9 sq.m.) approx.



**1ST FLOOR**  
362 sq.ft. (33.6 sq.m.) approx.



**TOTAL FLOOR AREA : 802 sq.ft. (74.5 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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**Alan Hawkins**

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