



Beamans Lane, Royal Wootton Bassett, SN4 7BU

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- Two Bedroom Cottage
- Two Reception Rooms
- First Floor Bathroom
- Far Reaching Views
- Yards From The Towns High Street

- Beautifully & Tastefully Presented Throughout
- Wood Burning Stove
- First & Second Floor Bedrooms
- Quiet Residential Lane
- Viewings Highly Recommended

# 16 Beamans Lane Royal Wootton Bassett, SN4 7BU

**£235,000**

Offered with no onward chain, this beautifully and tastefully presented terraced cottage is a fine example of its kind and must be viewed to be fully appreciated. Tucked away in a pedestrian-only residential setting just off the main High Street in the popular market town of Royal Wootton Bassett, the property perfectly blends character charm with everyday convenience.

The ground floor begins with an entrance porch leading into a cosy living room featuring a wood burning stove, creating a warm and inviting focal point. Although a defined separate space, the lounge flows openly through to the kitchen in an open-plan style arrangement, creating a wonderful sense of space and connectivity. The compact kitchen then adjoins a delightful garden room, ideal for use as a dining area, with a door opening directly onto the

generous south-west facing rear garden. Enjoying a high degree of privacy and not overlooked, the garden provides a superb outdoor setting for relaxing or entertaining.

To the first floor, the landing leads to a stylish bathroom and a beautifully decorated double bedroom which benefits from a built-in wardrobe. A further staircase rises to the loft room, currently used as bedroom two, which has also been tastefully decorated and enjoys stunning far-reaching views across Royal Wootton Bassett and the surrounding countryside beyond.

Further benefits include uPVC double glazing, mains gas radiator central heating and nearby unrestricted High Street parking. This charming cottage is offered with no onward chain and viewing is highly recommended.



## Viewings

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

## Council Tax: Wiltshire Council

Tax Band B For year 2025/26 = £1985.93  
For information on tax banding and rates, please call Wiltshire Council

## Tenure

Freehold

## Gas - Mains

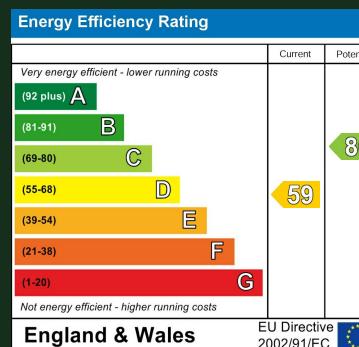
## Electric - Mains

## Water - Mains

## Drainage - Mains

Internet - Up to 76\* Mbps download speed available

## Energy Efficiency Rating (England & Wales)





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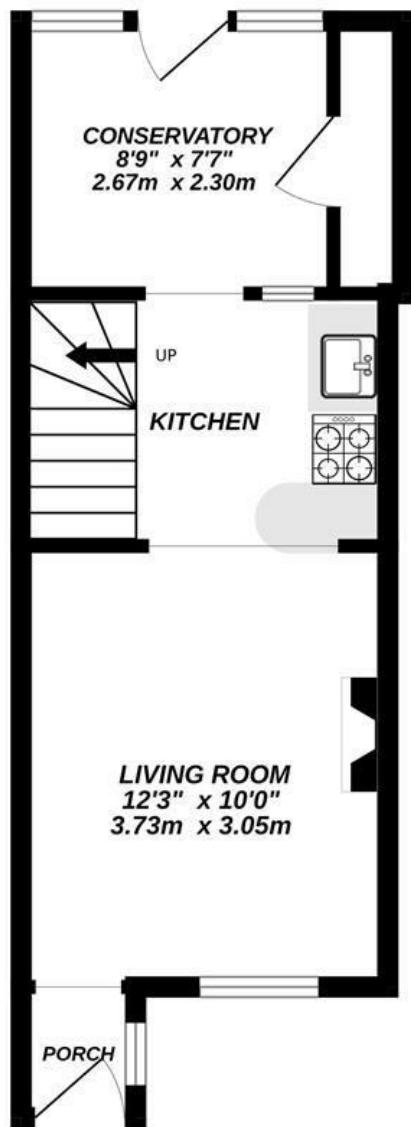


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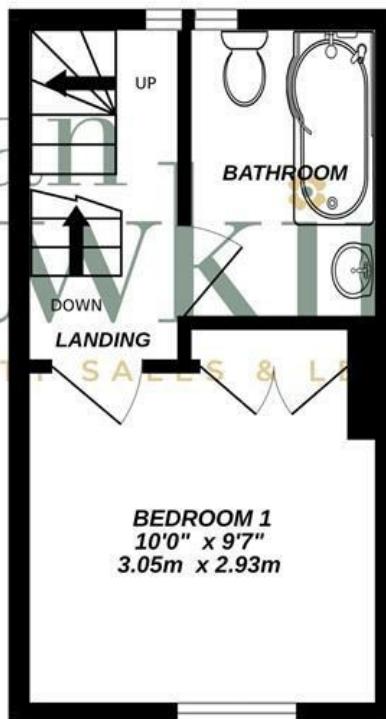


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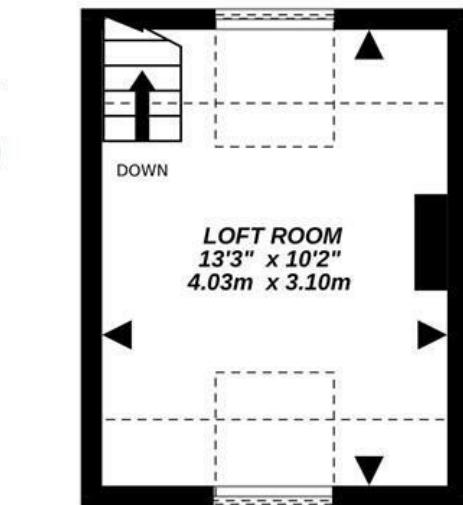
GROUND FLOOR  
284 sq.ft. (26.3 sq.m.) approx.



1ST FLOOR  
192 sq.ft. (17.8 sq.m.) approx.



2ND FLOOR  
132 sq.ft. (12.3 sq.m.) approx.



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TOTAL FLOOR AREA : 608 sq.ft. (56.4 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.

