



alan  
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**Beamans Lane, Royal Wootton Bassett, SN4 7BU**

01793 840 222 | [alanhawkins.co.uk](http://alanhawkins.co.uk)

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PROPERTY SALES & LETTINGS

- 
- No Onward Chain
  - Stunning Far Reaching Views
  - Generous Front & Rear Gardens
  - 24ft Lounge/Diner
  - Excellent Potential
  - Three Bedroom End Of Terrace
  - Short Walk To High Street
  - 150 Ft Front Garden
  - Ground Floor Shower Room
  - Viewings Highly Recommended

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PROPERTY SALES & LETTINGS

# 10 Beamans Lane Royal Wootton Bassett, SN4 7BU

£265,000

Set in a peaceful and picturesque location, this three-bedroom end-terrace home with offers a fantastic opportunity for those looking to renovate and personalise a property to their own taste. With far-reaching countryside views and generous front and rear gardens extending to 150ft, this home provides plenty of outdoor space to enjoy.

Internally, the property features a front entrance hallway with stairs to the first floor landing, a spacious 24ft dual-aspect lounge/diner, a galley-style kitchen, a rear lobby, and a ground-floor shower room. Upstairs, you'll find three well-proportioned bedrooms, offering ample space for a growing family or home office setup.

Located on Beamans Lane in Royal Wootton Bassett, this home benefits from a quiet pedestrian-only setting, yet remains conveniently close to the High Street, just 300 yards away, where parking is available along with a variety of shops and amenities. Additional parking is available on Glebe Road, conveniently situated at the end of the front garden, which also features a garden gate providing direct access to this area.

With no onward chain, this is an excellent opportunity to create a home tailored to your vision in a desirable location.



## Viewings

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

## Council Tax: Wiltshire Council

Tax Band C For information on tax banding and rates, please call Wiltshire Council

## Tenure

Freehold

Gas - Mains

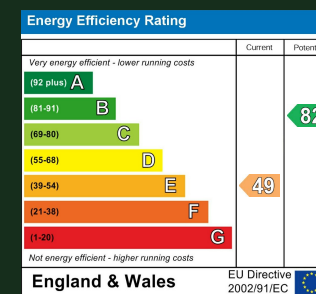
Electric - Mains

Water - Mains

Drainage - Mains

Internet - Up to 76\* Mbps available download speed

## Energy Efficiency Rating (England & Wales)



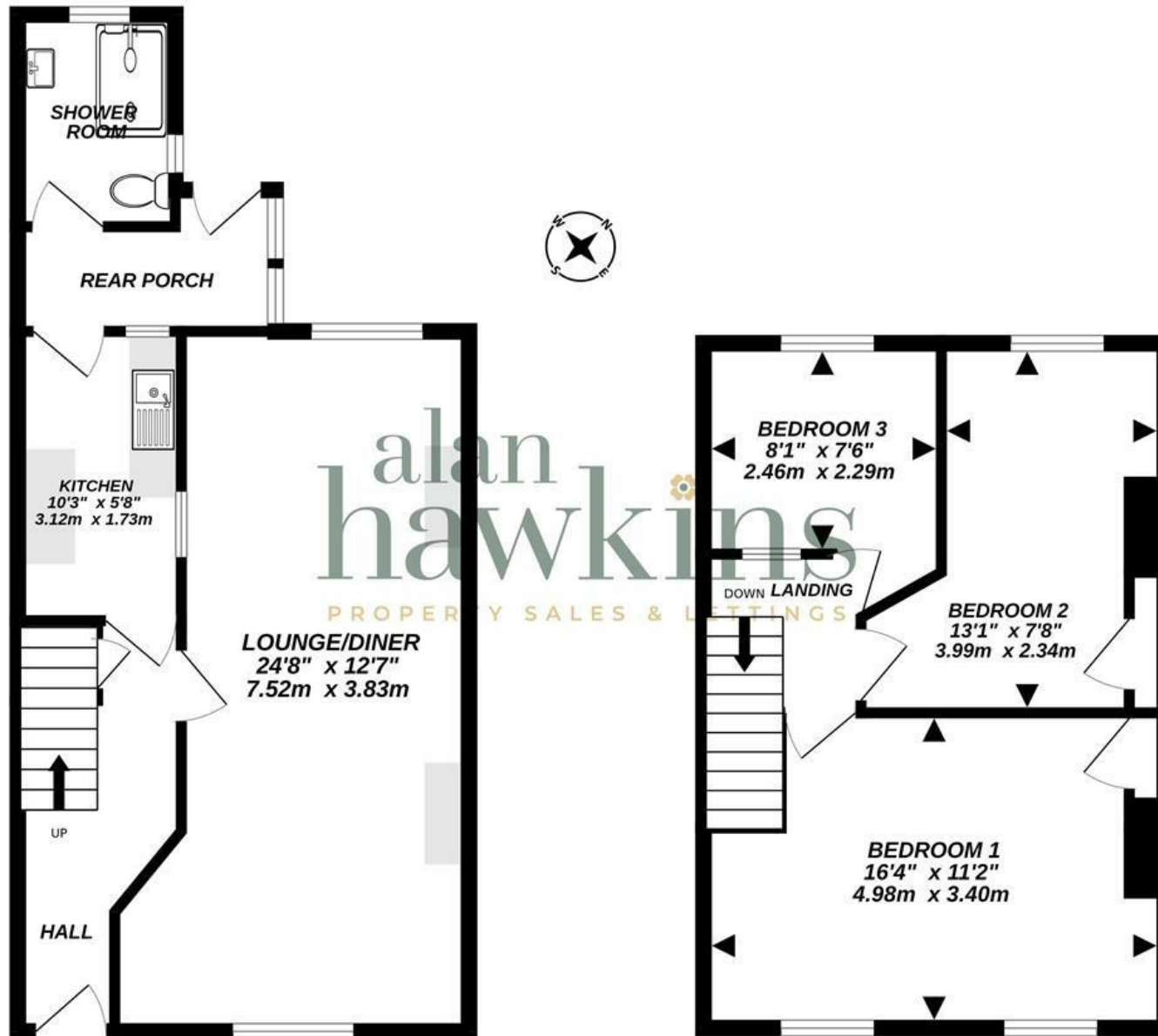






GROUND FLOOR  
476 sq.ft. (44.3 sq.m.) approx.

1ST FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.3 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.

