



Roebuck Close, Royal Wootton Bassett, SN4 8NL

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PROPERTY SALES & LETTINGS



- 5 Bedroom Semi-Detached House
- 28ft Split Level Kitchen/Diner
- 19ft Living Room
- Solar Panels Providing Income of c£2000-£2500 per annum
- Close to Amenities and Bus Stop
- Corner Situated
- Large Utility Room
- Master Bedroom with Dressing Room & En-Suite
- Garage + Driveway Parking
- Viewing Highly Recommended

18 Roebuck Close Royal Wootton Bassett, SN4 8NL

£425,000

An impressive and individually extended five-bedroom semi-detached home providing over 1,700 sq ft of spacious living accommodation. Occupying a larger-than-average corner plot at the head of a quiet cul-de-sac, the property is ideally situated on the edge of the highly sought-after Woodshaw development in the historic market town of Royal Wootton Bassett.

Originally built by Newland Homes around 1997 using reconstituted Cotswold stone, the property has been thoughtfully and tastefully enhanced resulting in a truly unique and versatile family home.

The well-presented accommodation comprises an inviting entrance hallway with cloakroom, a separate living room, and a stunning split-level dining/family area. This space incorporates an elevated kitchen and benefits from underfloor heating, with direct access to a spacious utility room.

On the first floor, the impressive principal bedroom suite features exposed stonework, a walk-in dressing room, and a stylish en-suite bathroom with both bath and shower, also benefiting from underfloor heating. Two further bedrooms and a modern family

bathroom complete this level, along with stairs rising to the second floor, where two generous double bedrooms can be found.

Externally, the property enjoys a private and well-established rear garden, thoughtfully stocked and offering a degree of seclusion, along with side and rear patio areas ideal for outdoor entertaining. To the front, there is a garage, driveway parking, and steps leading up to the entrance.

Additional benefits include privately owned solar panels generating an approximate annual income of between £2000-£2,500, uPVC double glazing, and gas central heating.

A truly impressive home that must be viewed to be fully appreciated.



Viewings

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

Council Tax: Wiltshire Council

Tax Band D For year 2026/27 = £2695.08

For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire, SN15 1ER. Tel: 0300 456 0109

Tenure

Freehold

Services

Internet Speeds: Up to 1000 mbps (Ofcom)

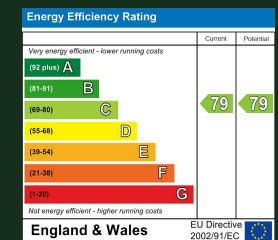
Flood Risk: Very Low (Environmental Agency)

Water + Waste: Mains

Electric: Mains + Solar Panels

Gas: Mains

Energy Efficiency Rating (England & Wales)





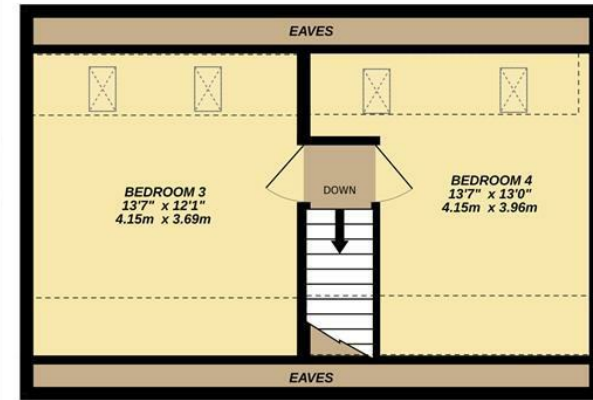
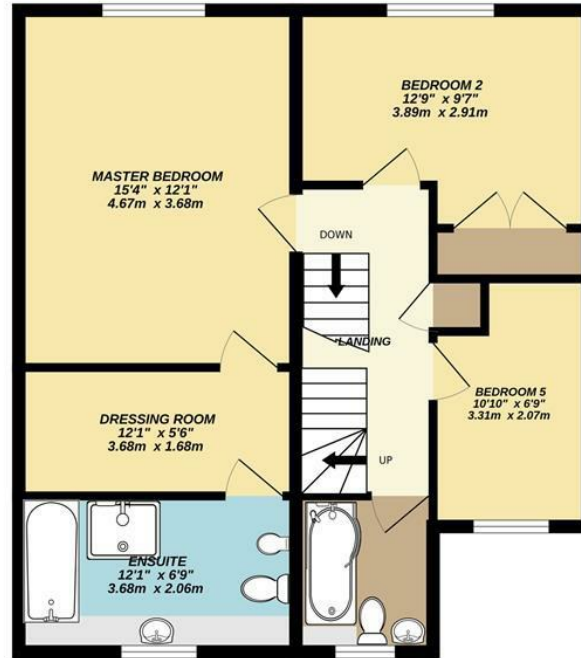
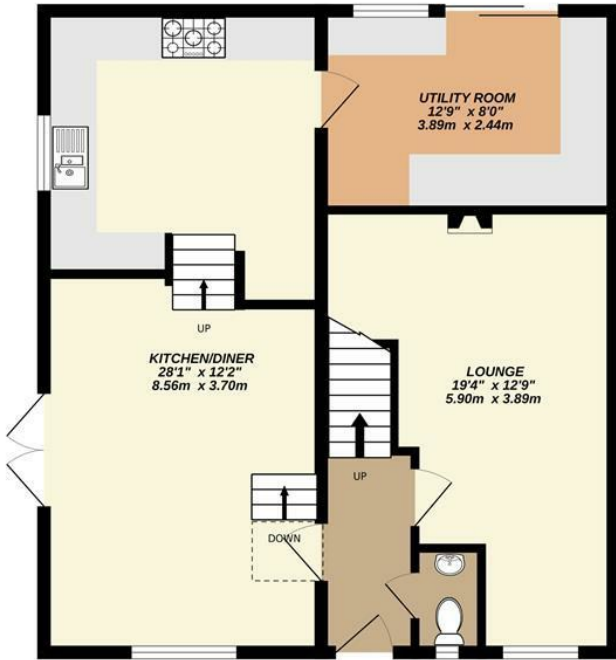




GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.

1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.

2ND FLOOR
417 sq.ft. (38.8 sq.m.) approx.



1772 SQ FT EXC GARAGE

TOTAL FLOOR AREA : 1913 sq.ft. (177.8 sq.m.) approx.

GARAGE
141 sq.ft. (13.1 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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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.

