



**Branscombe Drive, Royal Wootton Bassett, SN4 8HP**

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- Twice Extended and Much Improved
- Open Plan Kitchen/Dining Room
- 22 Ft Lounge
- Garage & Parking
- Beautifully Presented Throughout.
- Side Conservatory
- Generous Front & Rear Gardens
- Must Be Viewed!!

# 16 Branscombe Drive

## Royal Wootton Bassett, SN4 8HP

£365,000

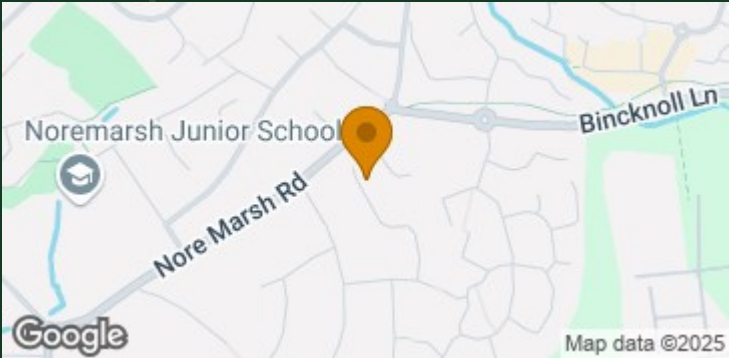
Tucked away at the head of a sought-after cul-de-sac in Wootton Bassett, this deceptively spacious and beautifully maintained three-bedroom semi-detached home has been thoughtfully extended to enhance its living space and presented to show home standards. An added porch extension leads into the inviting entrance hall, providing access to both the well-fitted kitchen and the dining area. An inner hallway offers useful storage and leads to a cloakroom/utility room, previously a ground-floor wet room, with existing plumbing in place should the new owner wish to reinstate the shower.

The rear extension creates a generous and inviting 21' lounge, with French doors to both side and rear. A more recent conservatory extension from the dining area makes for extra wonderful day space. Upstairs, there are three well-proportioned bedrooms, including two good doubles with fitted wardrobes to bedroom two. A spacious and stylish bathroom, fully tiled with modern finishes, completes the first floor.

Outside, the property enjoys gardens to the front, side, and rear, with the rear garden provided sunny aspects all day. There is also

gated access leading to the garage and parking. Additional features include uPVC double glazing, gas radiator central heating.

All-in-all a spacious and individual property to show home standards that must be viewed. Call Alan Hawkins property Sales on 01793 840222



### Viewings

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

### Council Tax: Wiltshire Council

Tax Band C For year 2024/25 = £2144.02

Please note that improvements have been made to the property that might result in the Council Tax band changing if a relevant transaction takes place, for example, if the property is sold.

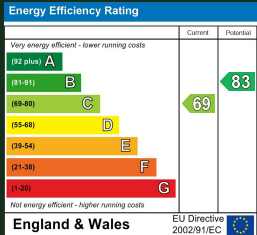
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

**Tenure** Freehold

### Management Fee: N/A

Electric: Mains  
Gas: Mains  
Water & Waste: Mains  
Flood Risk: Very Low (Environmental Agency)  
Internet Speeds: up to 1000 mbps (Ofcom)

### Energy Efficiency Rating (England & Wales)

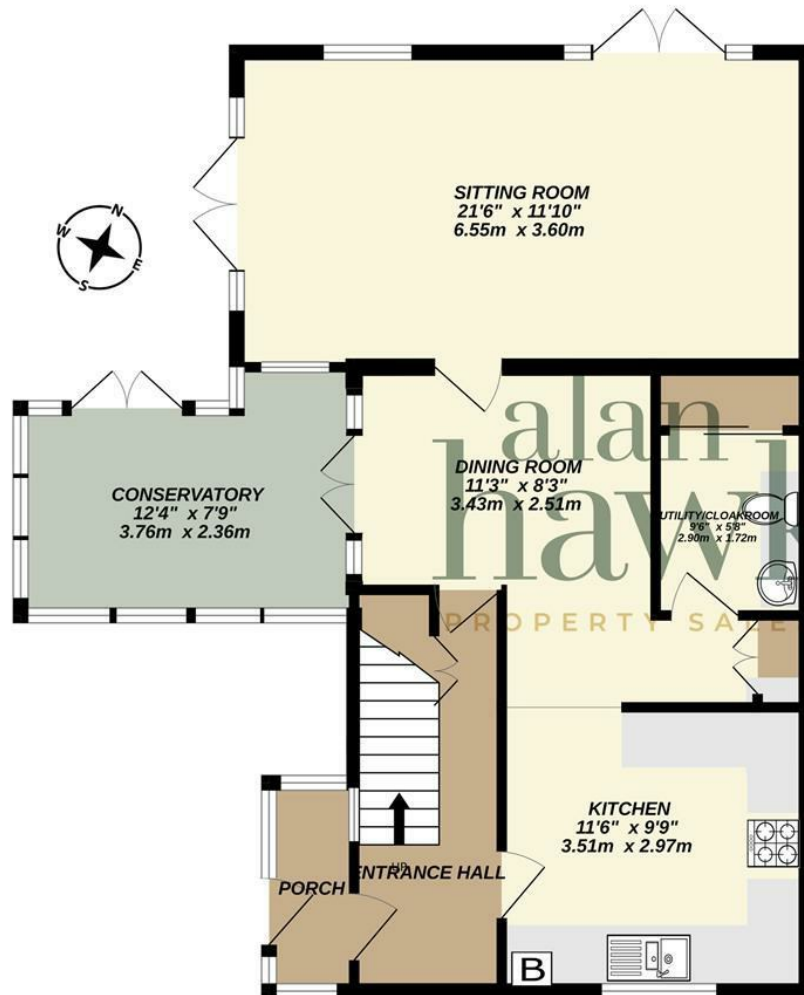




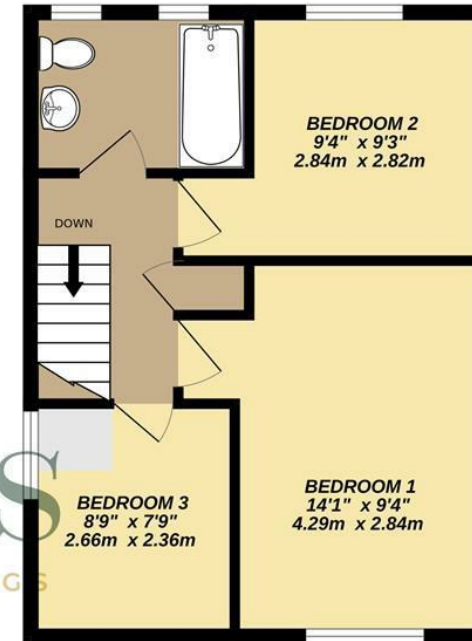




GROUND FLOOR  
777 sq.ft. (72.2 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.0 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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