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Masefield, Royal Wootton Bassett, SN4 8JR

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PROPERTY SALES & LETTINGS

Chalet Bungalow

First Floor Bedroom with Modernised En-Suite

Conservatory

2-3 Car Driveway

End Of Cul-de-Sac Location

- Two Bedrooms
- Walk-in Wardrobe/Storage
- Garage + Side Porch
- No Onward Chain
- Viewing recommended.



10 Masefield

Royal Wootton Bassett, SN4 8JR

£305,000

A well appointed and surprisingly spacious 2 bedroom semi-detached chalet bungalow offering flexible living throughout. Ideally located in the heart of Royal Wootton Bassett, the property enjoys excellent proximity to local amenities including a supermarket and main bus route within a short walk and should be viewed to be fully appreciated.

Accessed via a side porch addition, the well-designed layout offers versatile accommodation comprising a living room, dining room, second bedroom, a conservatory, modern kitchen and a shower room whilst to the first floor a generously sized bedroom complete with a modern en-suite and walk-in wardrobe, with further to eaves storage.

Additional benefits include uPVC double glazing, gas central heating, and a garage with a private driveway allowing off-road parking for 2-3 vehicles. The enclosed rear garden is accessed via the garage or via the side porch/lobby and offers a secure and

private outdoor space being predominantly low maintenance. The High Street is within walking distance offering an abundance of independent retailers, cafes, super markets and public houses, this is a bungalow that is offered free of chain and will surely please.

Call Alan Hawkins Property Sales today for a viewing.

Viewings

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

Council Tax: Wiltshire Council

Tax Band C For year 2025/26 = £2269.63

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

Tenure

Freehold

Services

Flood Risk: Very Low (environmental Agency)

Internet Speeds: Upto 1000 mbps (Ofcom)

Gas: Mains

Water & Waste: Mains







Energy Efficiency Rating
(England & Wales)

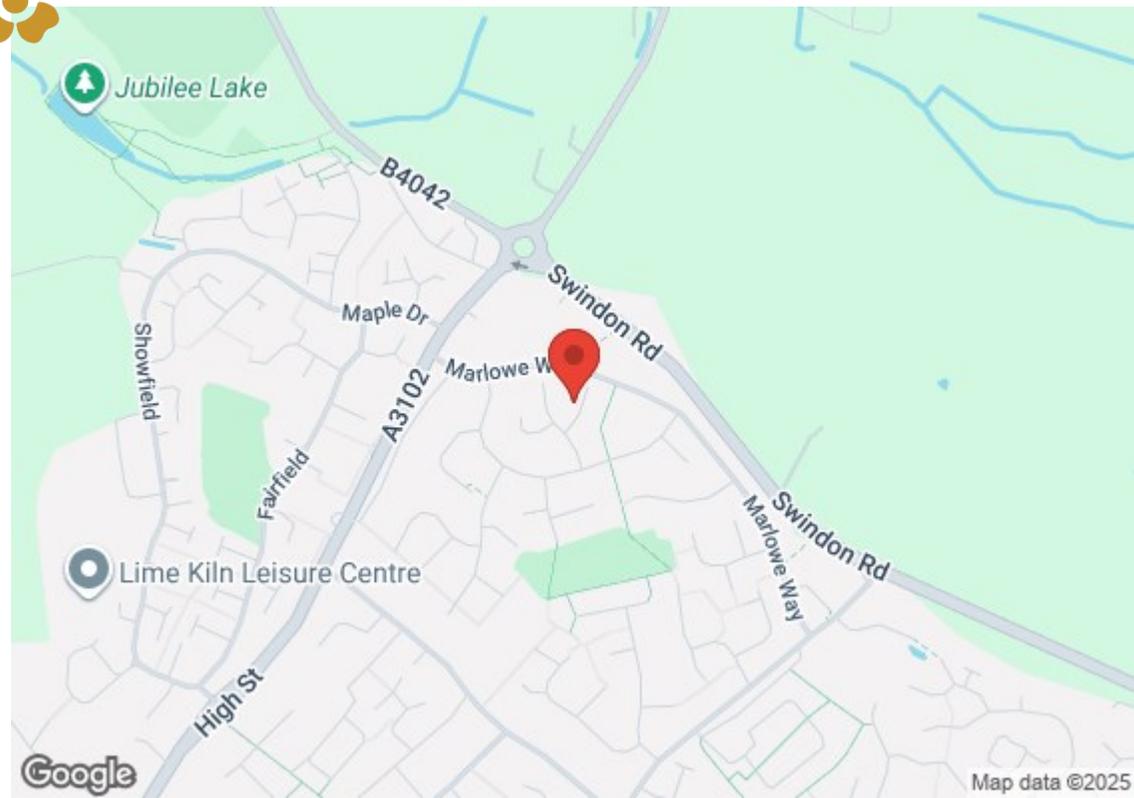
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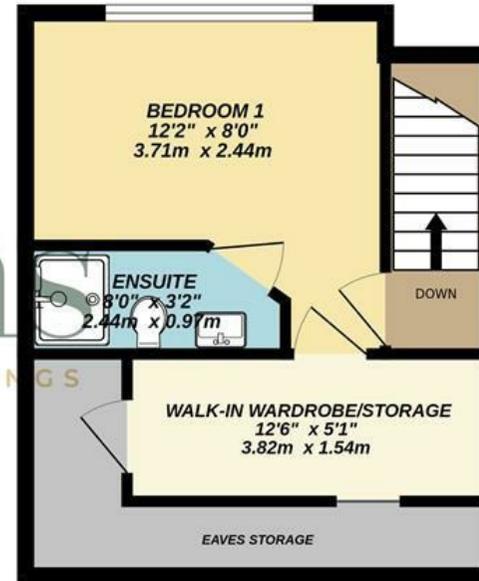
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
840 sq.ft. (78.0 sq.m.) approx.



1ST FLOOR
304 sq.ft. (28.2 sq.m.) approx.



1045 EXC EAVES & SIDE PASSAGE.

TOTAL FLOOR AREA : 1144 sq.ft. (106.2 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.

