



Vowley View, Royal Wootton Bassett, SN4 8HT

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PROPERTY SALES & LETTINGS



- Three Bedroom Detached Family Home
- Open Plan Kitchen/Dining Room
- Cloakroom
- Garage With Electric Roller Door
- Beautiful West Facing Garden

- Highly Sought After Location
- Garden Room With Pitch Tiled Roof
- Utility Room
- Modern Family Bathroom

7 Vowley View

Royal Wootton Bassett, SN4 8HT

£475,000

Situated within the highly desirable Vowley View development in Royal Wootton Bassett, this well-presented three-bedroom detached home offers generous living accommodation, a practical layout and a superb position within this sought-after area of the town.

The property is entered via a welcoming entrance porch and hallway, providing access to a convenient downstairs WC and the principal ground floor accommodation. The living room is well-proportioned and offers a comfortable space for relaxation, while to the rear of the property the impressive open-plan kitchen/diner forms the heart of the home. This spacious area provides ample room for both cooking and entertaining, with direct access into a garden room featuring a pitched tiled roof, creating a bright and versatile space ideal for year-round enjoyment.

Further ground floor benefits include a

useful utility room and internal access to the garage with electric roller door, offering excellent storage and practicality for modern family living.

To the first floor, the property offers three well-sized bedrooms, including a generous principal bedroom, alongside a family bathroom and landing area providing access to all rooms.

Externally, the property occupies a pleasant position and benefits from driveway parking, garage facilities, and enclosed garden space to the rear, ideal for outdoor entertaining or family use.

Vowley View is widely regarded as one of Royal Wootton Bassett's more desirable residential locations, offering convenient access to local amenities, reputable schools, and transport links, making it an excellent choice for families and professionals alike.



Viewings

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

Council Tax: Wiltshire Council

Tax Band E For year 2026/27 = £3293.98

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

Tenure

Freehold

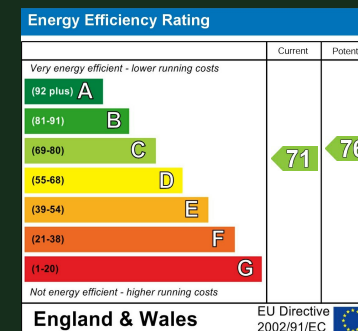
Flood Risk: Very Low (Environmental Agency_

Internet Speeds: up to 1000 MPBS (Ofcom)

Gas: Mains

Water + Waste: Mains

Energy Efficiency Rating (England & Wales)

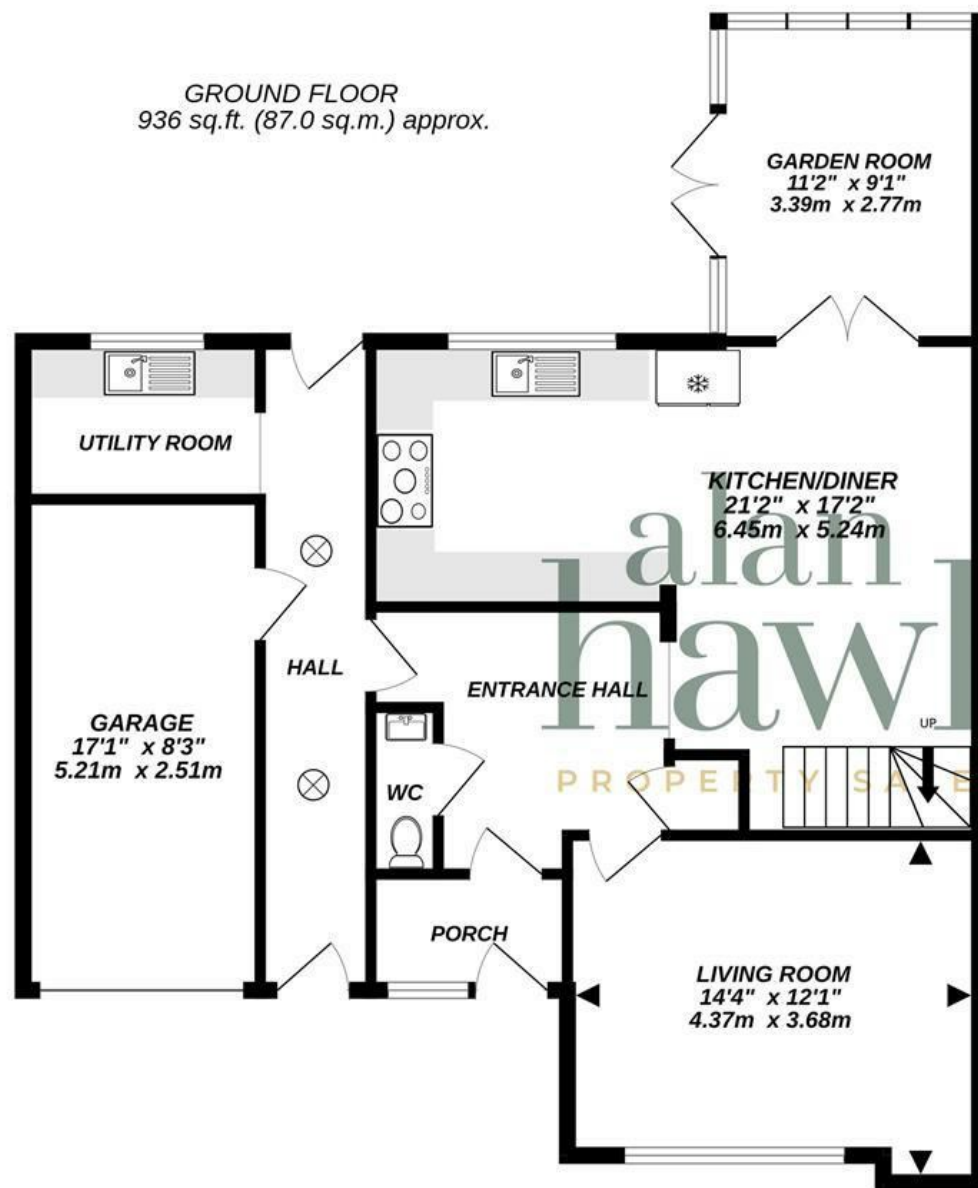




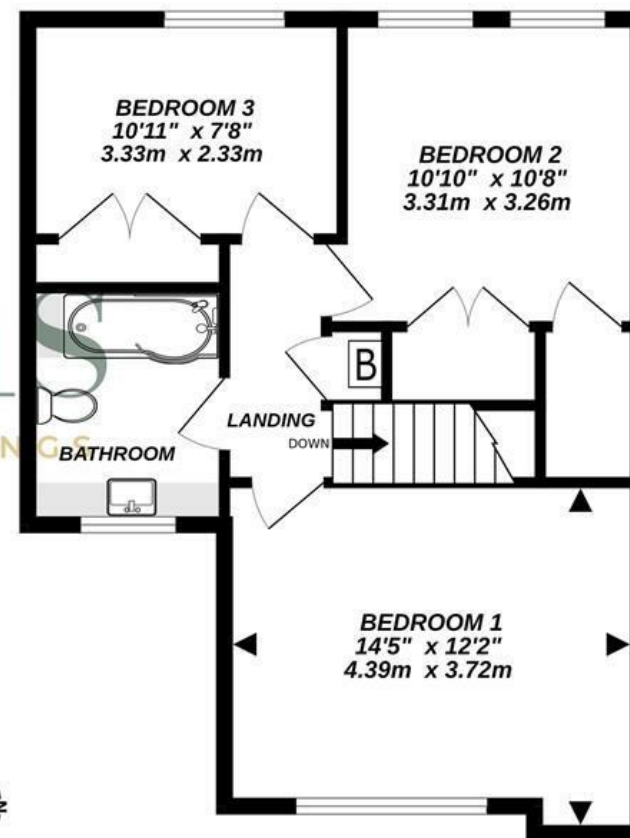




GROUND FLOOR
936 sq.ft. (87.0 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1454 sq.ft. (135.1 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.



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