



High Mead, Royal Wootton Bassett, SN4 8LW

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- Twice Extended 4 Bedroom Detached House
- Luxurious Bath/Shower Room
- 23ft x 21ft 'L'-shaped Kitchen/Diner
- Multi-Car Drive-Way
- Viewing Highly Recommended

- Head of Cul-De-Sac Location
- Landscaped Rear Garden
- 18ft Lounge
- Very Well Presented Throughout
- No Onward Chain

28 High Mead Royal Wootton Bassett, SN4 8LW

£465,000

A TWICE EXTENDED and very well presented four double bedroom link-detached family home with attached garage and a trendy landscaped private rear garden with wood-slat fencing, pleasantly positioned at the top of a cul-de-sac within the highly sought-after Woodshaw development in Royal Wootton Bassett. The spacious internal accommodation benefits from a more recent two-storey extension in 2021 and now comprises an entrance hallway, cloakroom, a modern and enlarged 'L' shaped kitchen/dining room, thoughtfully redesigned to create the heart of the home, complete with breakfast bar and induction hob with French doors opening onto the rear garden and an open arch way leading leading to the generous living room measures 17'9 x 13'7 complete with built-in media wall and storage along with internal access to the attached garage.

To the first floor, the property offers four well-proportioned bedrooms, enhanced by the extension, and an enlarged indulgent family bathroom, finished to a modern standard and designed for comfort and relaxation.

Externally, the property enjoys a generous

fully enclosed garden with covered composite decking seating area and gated side access to the front. The driveway provides off-road parking for at least three vehicles with an electric roller door to the garage. Further benefits include modern uPVC double glazing and gas radiator central heating.

To arrange a viewing, please contact 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 E For year 2025/26 = £3120.75

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

Water + Waste: Mains

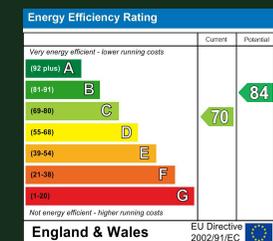
Electric: Mains

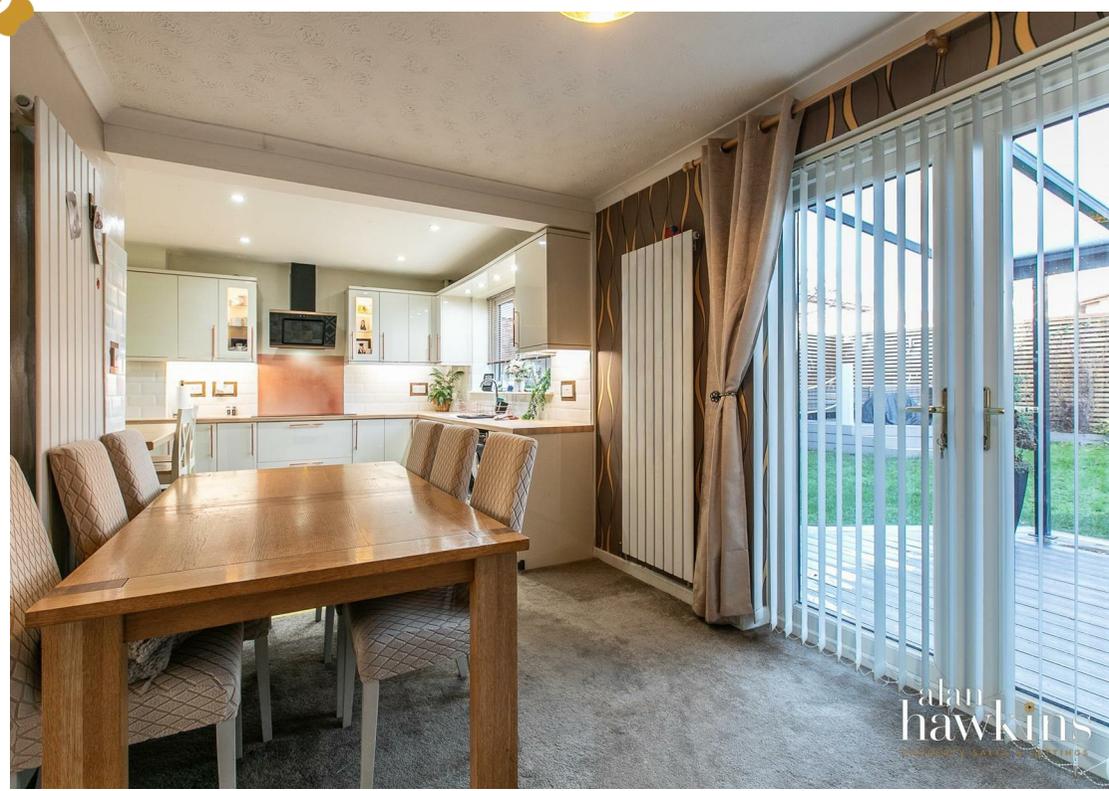
Gas: Mains

Internet Speed: up to 1000 mbps (Ofcom)

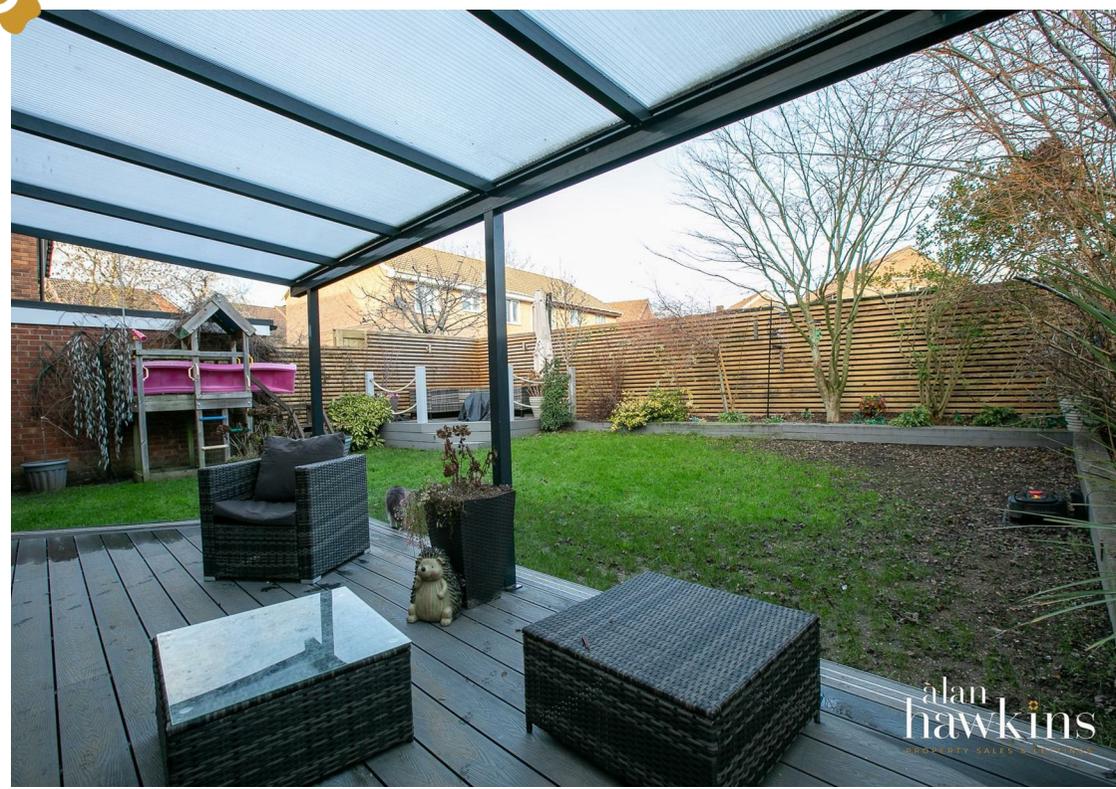
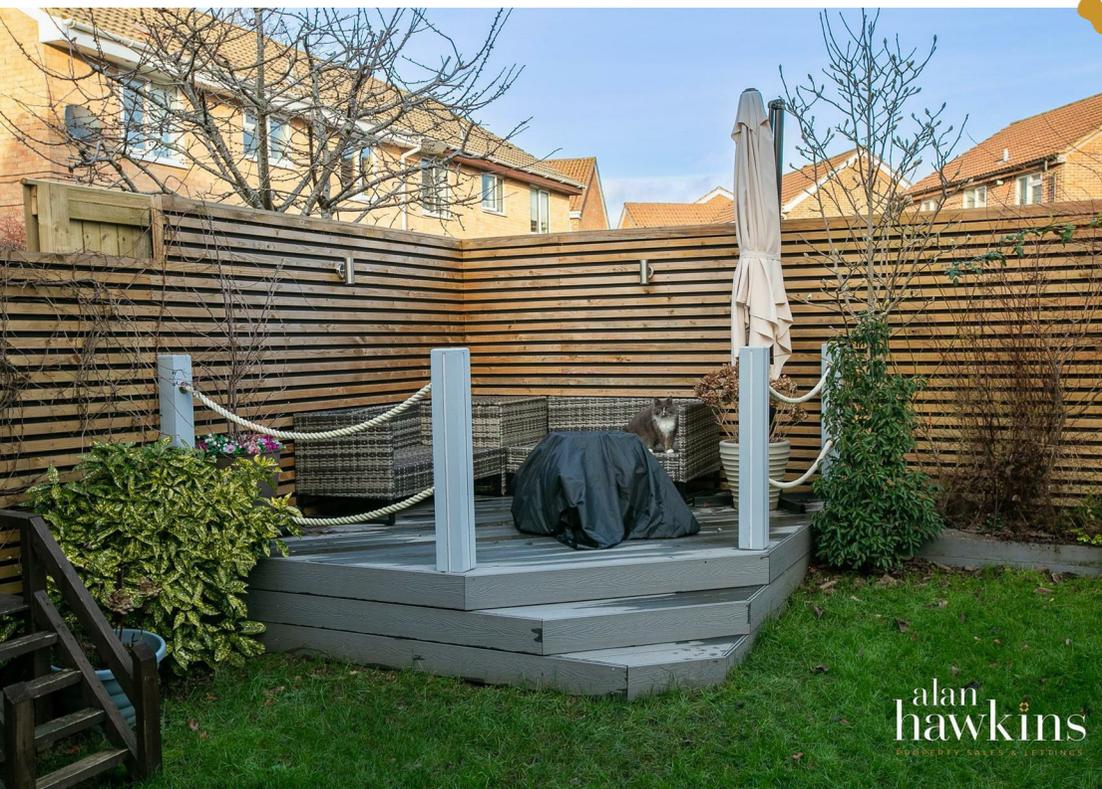
Flood Risk: Very Low

Energy Efficiency Rating (England & Wales)

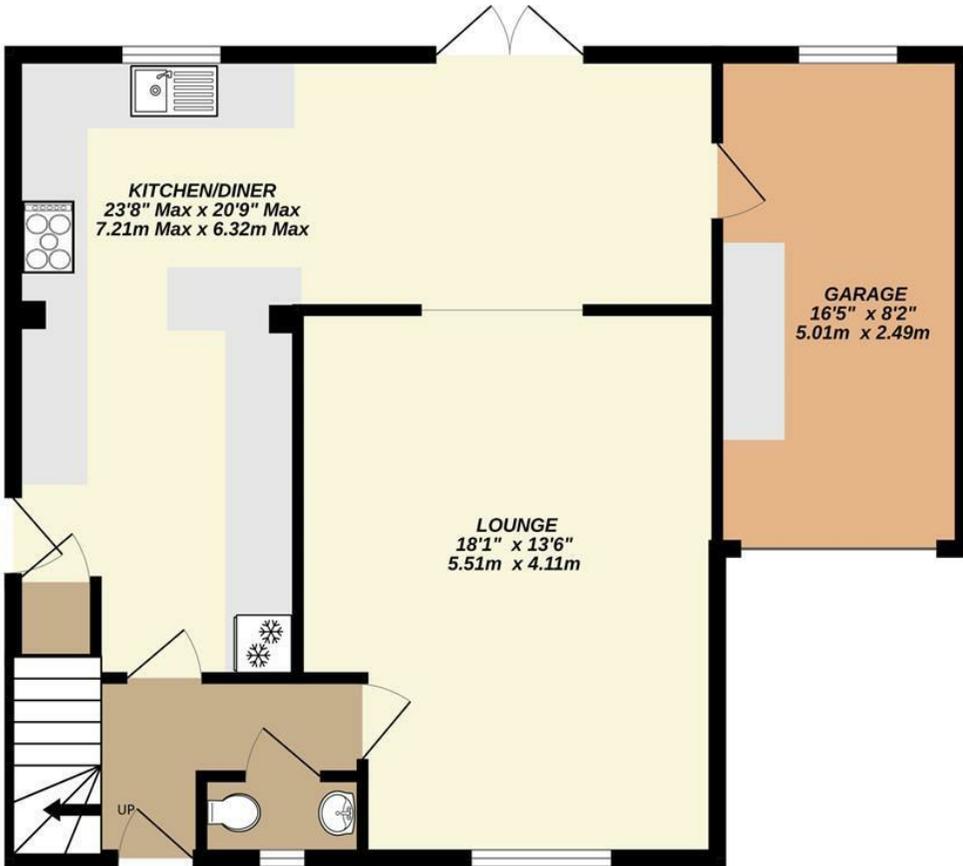




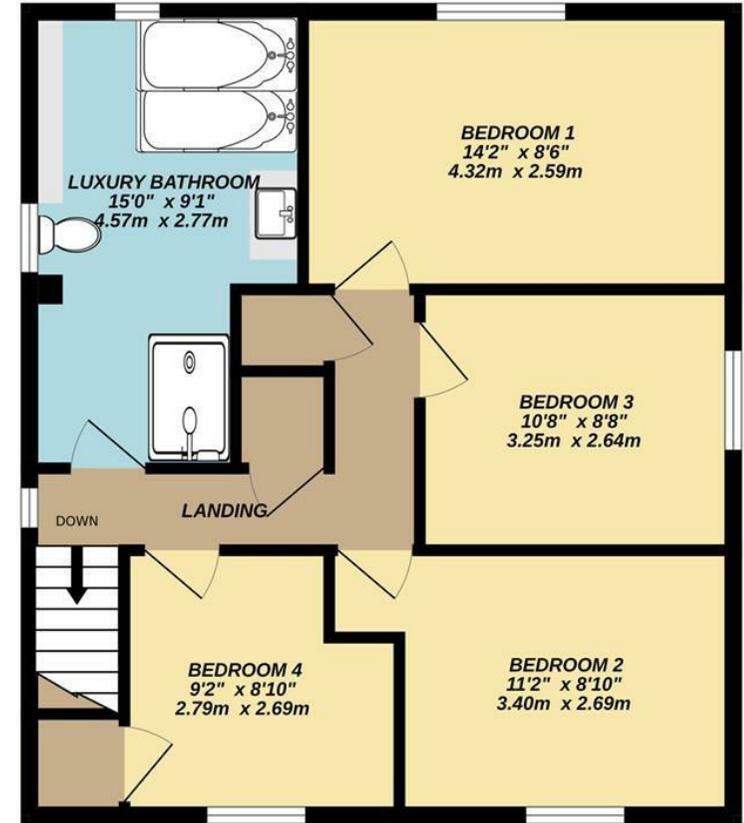




GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.



1ST FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 1395 sq.ft. (129.6 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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