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Church Street, Royal Wootton Bassett, SN4 7BQ

01793 840 222 | [alanhawkins.co.uk](http://alanhawkins.co.uk)

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PROPERTY SALES & LETTINGS



- 
- Three Bedroom Cottage
  - Garden Room/Office
  - Kitchen/Diner
  - Downstairs Cloakroom
  - First Floor Bathroom With Double Shower

- Beautifully Presented Throughout
- 19ft Brick Shed & Utility Area
- Living Room
- Front & Rear Entrance Porch
- Close To High Street Location

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# 9 Church Street

## Royal Wootton Bassett, SN4 7BQ

£365,000

A beautifully presented and deceptively spacious double-fronted three-bedroom character cottage, ideally positioned just a short walk from the bustling High Street of Royal Wootton Bassett. Formerly two cottages combined into one, this delightful home is full of charm and character, with well maintained interiors and a thoughtfully arranged layout.

The accommodation begins with a welcoming front entrance porch, leading into a cosy living room centred around a feature red brick fireplace surround. A spacious central hallway provides access to the staircase rising to the first floor and a convenient downstairs cloakroom. To the right-hand side of the property, you'll find a lovely dual-aspect open-plan kitchen/diner, complete with a second red brick fireplace housing a cast iron wood-burning stove, offering both warmth and character. A rear porch from the kitchen opens out to the

enclosed rear courtyard.

Upstairs, the first floor landing provides access to a useful loft space via a pull-down ladder, with open trusses ideal for storage or hobby use. There are three generously sized bedrooms and a tastefully appointed family bathroom featuring a bath and a double width shower cubicle.

Outside, the front garden is enclosed and laid to lawn, and includes a fabulous garden room with power and lighting, ideal as a home office or studio. To the rear there is a substantial 19ft brick-built shed, currently used as a utility room and complete with a water supply.

Further benefits include uPVC double glazing and gas fired central heating throughout.

For more information or to arrange a viewing, please contact Alan Hawkins Property Sales today.



### Viewings

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

### Council Tax: Wiltshire

Tax Band C For year 2025/26 = £2269.63  
For information on tax banding and rates, please call Wiltshire  
Freehold

### Services:

Gas: Mains  
Electric: Mains  
Water: Mains  
Waste: Mains

Flood Risk: None (Environmental Agency)  
Internet Speeds: Upto 999 mbps (Ofcom)

### Energy Efficiency Rating (England & Wales)

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





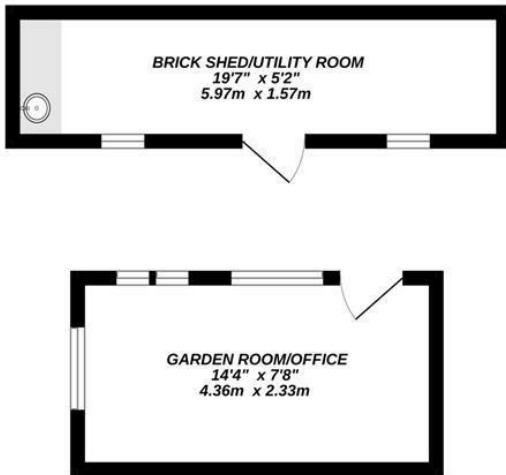




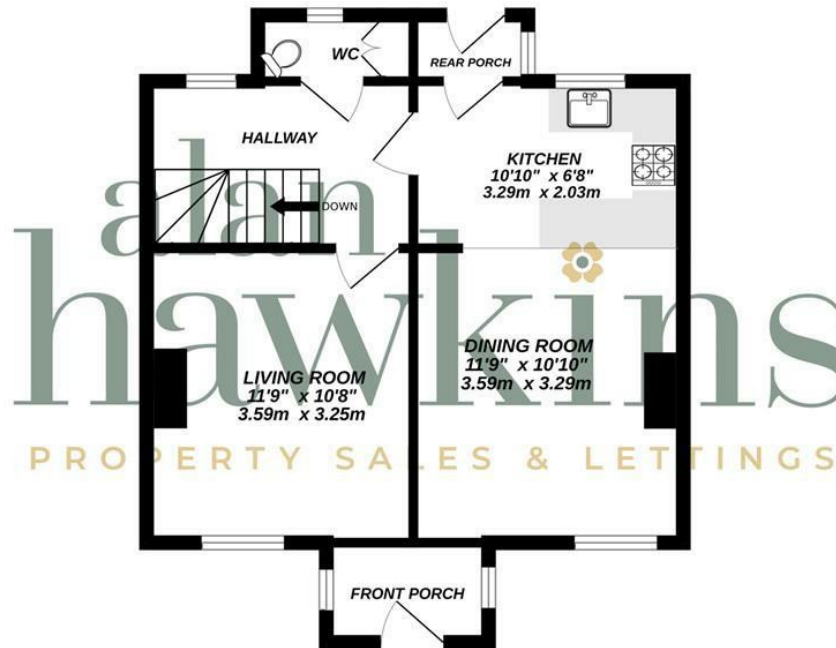




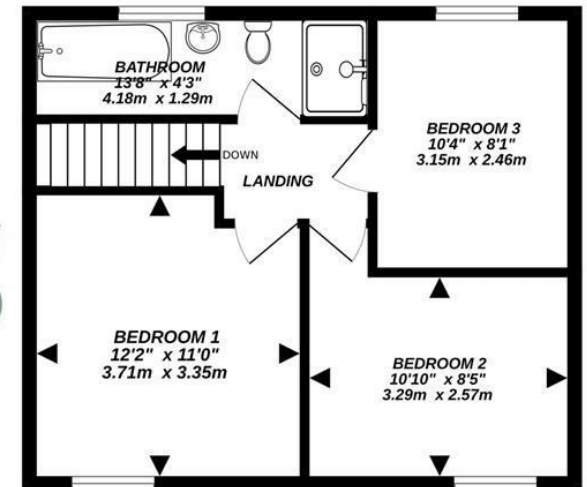
OUTBUILDINGS  
210 sq.ft. (19.5 sq.m.) approx.



GROUND FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1061 sq.ft. (98.6 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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## 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.

