



Vale View, Royal Wootton Bassett. SN4 7BY

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- An aerial photograph of a semi-detached house with a large, green garden. The house has a brown tiled roof and a large sunroom extension. A white line outlines the property boundary, which includes a driveway with two cars and a large garden area with trees and a shed. The house is situated in a residential area with other houses visible in the background.
- Mature 3 bedroom Semi-Detached
  - Scope for Enhancement
  - 2 Receptions
  - Modernised Shower Room
  - No Onward Chain

- Fabulous Views
- Generous Plot
- 3 Bedrooms
- Close To High Street/School and amenities

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# 16 Vale View

## Royal Wootton Bassett. SN4 7BY

£325,000

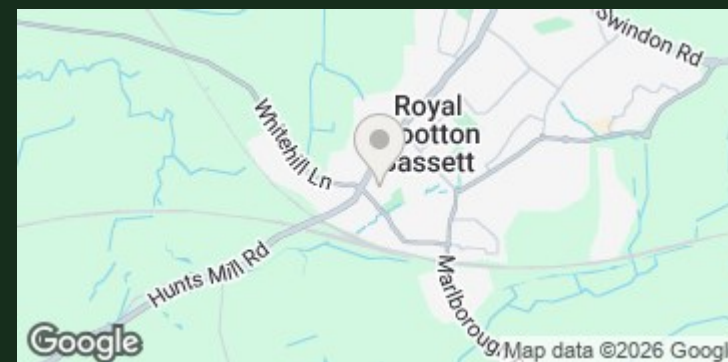
Positioned in a sought-after residential location and available for the first time in over 40 years, this mature semi-detached home offers a fantastic opportunity for buyers looking to create their ideal property. Enjoying wonderful south facing open views, the house occupies a generous plot and benefits from a peaceful setting while remaining conveniently close to local amenities, schools and transport links.

The property offers well-proportioned accommodation with plenty of natural light and excellent potential for modernisation and improvement. Internally, the layout provides a solid foundation for renovation comprising an entrance hall, 2 reception rooms, kitchen and a lean-to sun room/utility, allowing purchasers to update and personalise to their own taste.

To the first floor are 3 bedrooms and an already modernised shower room.

Outside, the property enjoys a good-sized garden, perfectly placed to take advantage of the attractive outlook, making it an ideal space for relaxing or entertaining once enhanced.

This is a rare opportunity to acquire a home with character, views and significant potential in the popular market town of Royal Wootton Bassett. Early viewing is highly recommended.



### Viewings

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

### Council Tax: Wiltshire Council

Tax Band B For year 2025/26 = £1985.93

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

Gas: Mains

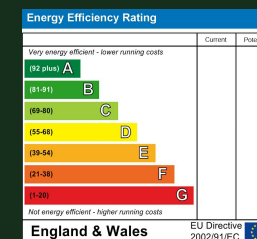
Water + Waste: Mains

Electric: Mains

Flood Risk: Very Low (Environmental Agency)

Internet Speeds: tbc

### Energy Efficiency Rating (England & Wales)

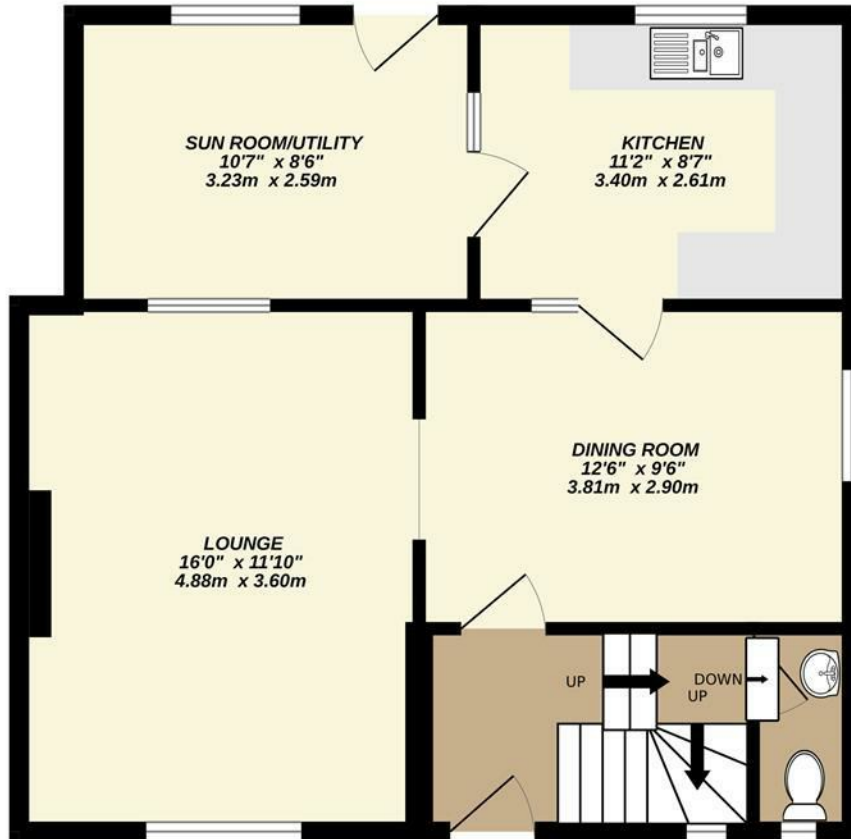




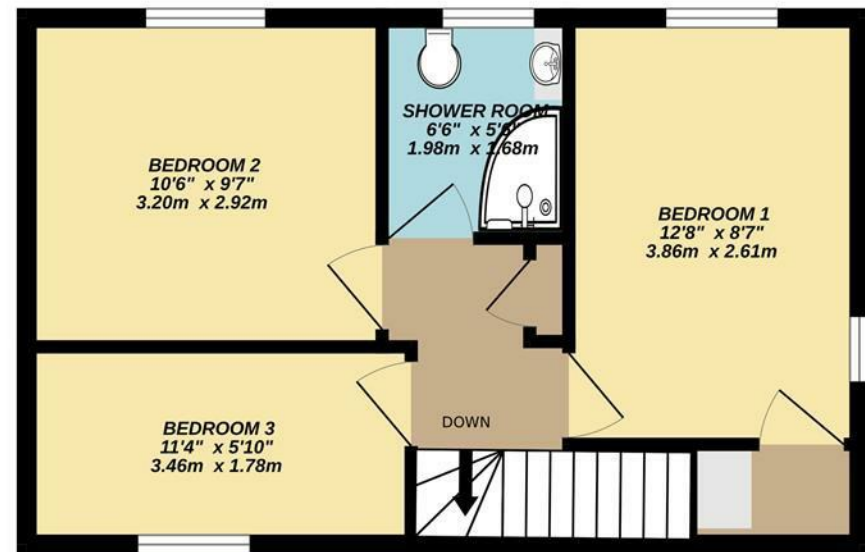




GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 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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## Alan Hawkins

26/26a High Street,  
Royal Wootton Bassett  
Wiltshire, SN4 7AA

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