



Daisy Brook, Royal Wootton Bassett, SN4 7GD

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PROPERTY SALES & LETTINGS



- Two Bedroom Apartment
- Exceptional Size & Versatility
- Open Plan Kitchen/Diner/Living Room
- Substantial Useable Basement
- No Onward Chain

- Truly Distinctive Property
- PRIVATE Rear Garden
- En-Suite Shower Room
- Two Parking Spaces
- Grade II Listed

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1 Beaufort Brewery Daisy Brook Royal Wootton Bassett, SN4 7GD

Fixed asking price £255,000

This truly distinctive apartment forms part of the historic Beaufort Brewery, a landmark building in the heart of Royal Wootton Bassett dating back to circa 1886. The building was thoughtfully converted into residential apartments in 2014, successfully blending character with modern living.

What immediately sets this home apart from others is its exceptional size and versatility, offering over 800 sq ft of accommodation to the main apartment, complemented by a further c900 sq ft basement level, creating in excess of 1,700 sq ft of usable space. Further enhancing its appeal, and rarely found with apartments of this kind, is its own PRIVATE REAR GARDEN, providing valuable outdoor space.

The internal layout, accessed via a communal entrance hallway offers a central hallway leading to two generous double bedrooms, with bedroom one benefiting an en-suite shower room, the main bathroom fitted with a contemporary suite including a bath with shower over and a door opening into an impressive open plan living space, combining sitting and dining areas with a well-appointed kitchen fitted with a range units, along with integrated appliances including an oven and dishwasher. The

layout creates a sociable and welcoming environment, ideal for both everyday living and entertaining.

From the central hallway, a further door leads down the stairs to a real highlight of the property, the substantial lower ground floor, formerly the brewery's original cellar, now transformed into a striking additional space featuring beautiful characters. This expansive area offers outstanding flexibility and could suit a variety of uses such as a home office, gym, cinema room or additional reception space, depending on individual requirements.

Externally, the property enjoys a low maintenance fully enclosed garden, offering a good degree of privacy which can be accessed via the kitchen or via a communal side door.

A wonderful and unique grade II listed property on offer! Contact sole agents Alan Hawkins Property Sales today to arrange your viewing.



Viewings

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

Council Tax: Wiltshire Council

Tax Band C For year 2026/27 = £2395.63
For information on tax banding and rates, please call Wiltshire Council

Tenure

Leasehold

Management Fee

Gas: Mains

Water & Waste: Mains

Electric: Mains

Internet Speeds: Up to 1600 mbps

Share of freehold:

Lease length remaining: 991 years

Service charge: £1278 per year

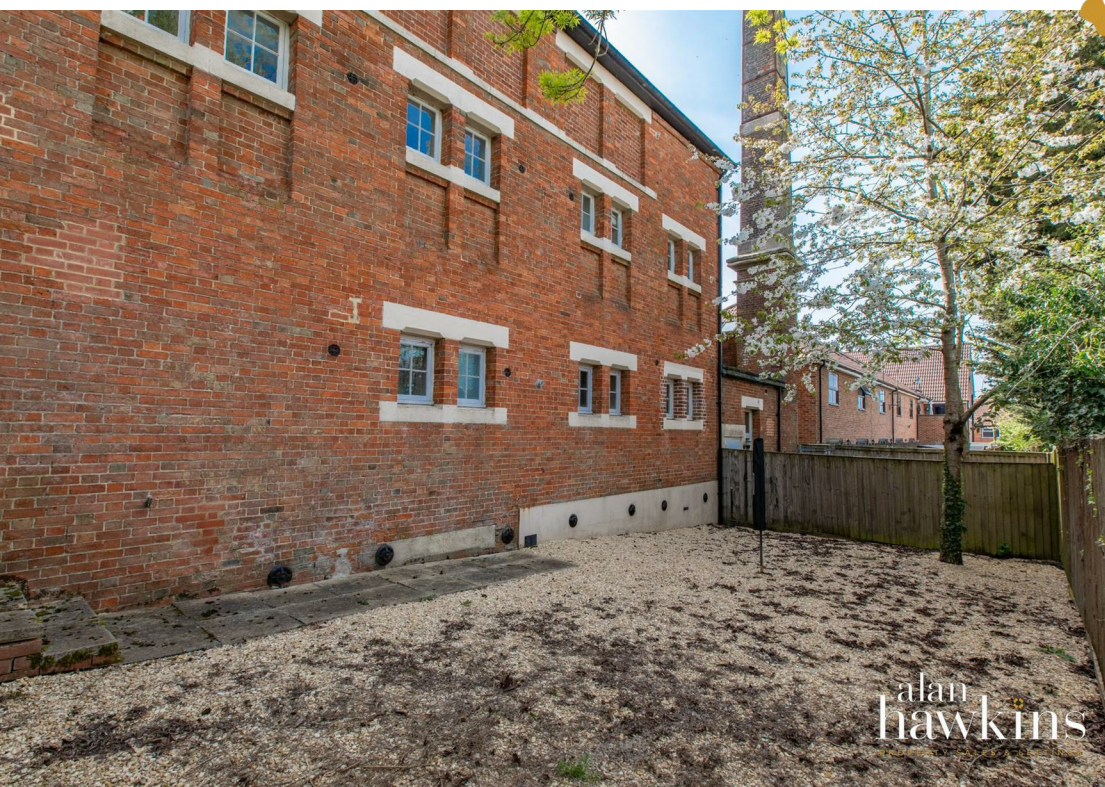
Ground rent: £0

Energy Efficiency Rating (England & Wales)

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 83 | 83 |
| (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 | |

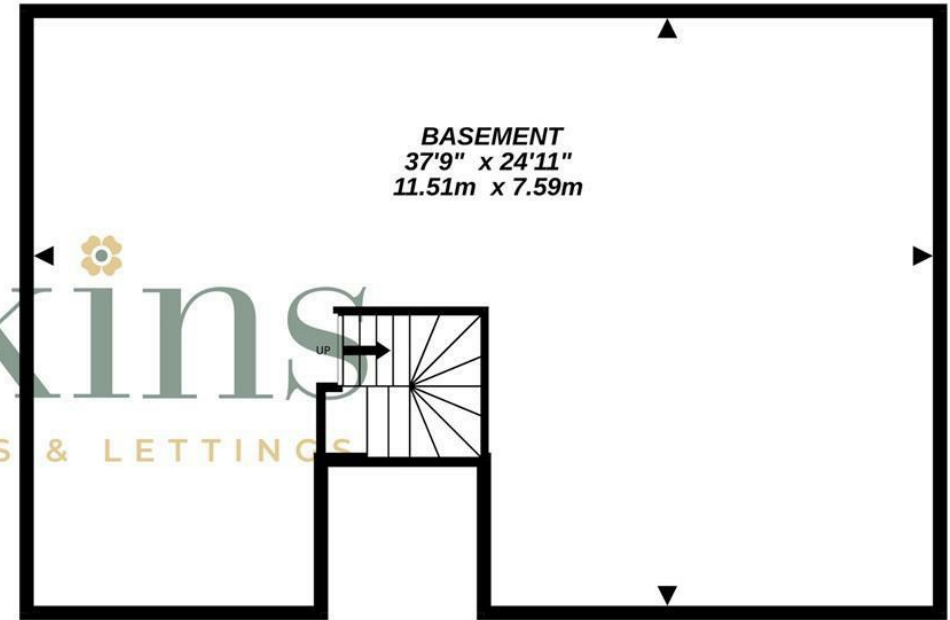
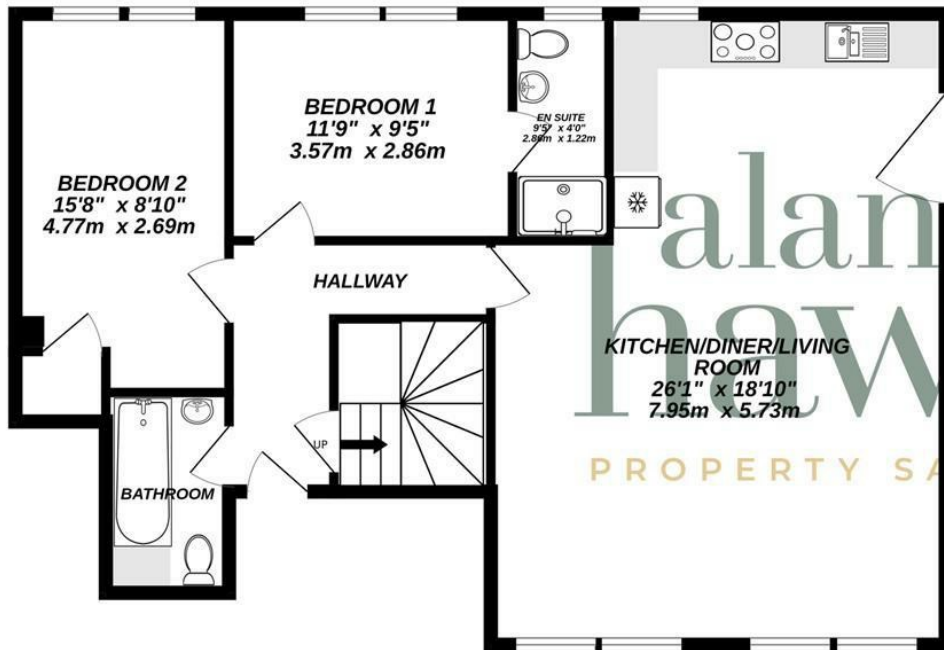






GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.

BASEMENT
897 sq.ft. (83.3 sq.m.) approx.



TOTAL FLOOR AREA : 1784 sq.ft. (165.8 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.

