



**Royal Wootton Bassett, Swindon**  
**£345,000**

An Extended & Outstanding Family Home With In Excess Of 1100 Sq Ft Of Living Space Overlooking Open

\*\*\* SALE AGREED BY MILES BYRON  
Real Estate \*\*\* ANOTHER  
WONDERFUL PROPERTY SALE HAS  
BEEN AGREED OVER THE MOST  
RECENT BANK HOLIDAY WEEKEND!  
\*\*\*

\* VIDEO TOUR AVAILABLE ONLINE TO  
BROWSE \*

MILES BYRON are delighted to offer  
For Sale this EXTENDED, EXTREMELY  
STYLISH & FAVOURABLY LOCATED  
END OF TERRACE FAMILY HOME  
situated within the sought after small  
Town of Royal Wootton Bassett. The  
Town of Royal Wootton Bassett has  
the most delightful community spirit,  
as well as having one of the best  
comprehensive (Academy) schools  
within the South West Of England  
which in turn has an 'OUTSTANDING'  
Ofsted Report as well as a fantastic  
reputation (great to know if you have  
children and are looking to move to the  
area). In addition the property is  
located approximately 6 miles away  
from Swindon itself and offers close  
proximity to the local high street  
amenities (which includes: local public  
houses, small businesses/boutiques,  
doctor surgery, dentist as well as a  
choice of supermarkets can also be  
found on the 'door step'. Also  
conveniently located within close  
proximity to Junction 16 of the M4  
Motorway & The Jubilee Lake and  
children's park area. (the perfect spot  
for a picnic in the Summer months,  
fishing or even a beautiful and tranquil  
area for a stroll, run or dog walk). This  
property provides the perfect family  
accommodation and exceeds in  
excess of 1100 square feet/104  
square meters of living  
accommodation which can be situated  
over a total of three separate floors.  
The accommodation briefly comprises:  
Entrance hall, a large open plan  
living/dining room, utility area and  
cloakroom/W.C. One of the biggest  
attributes of this beautiful family home

(Hub/Social Place Of The Home)  
include the fitted kitchen which has  
been completed to a high specification  
which includes a ceramic 'Belfast' style  
sink, resin work surfaces, induction  
hob and a designer, integrated  
extractor over, space for an 'American'  
style fridge freezer and an eye level,  
fitted double oven/grill. To the first floor  
there are two of the three double  
bedrooms and modern family  
bathroom. To the second floor there is  
an impressive 'King Sized' bedroom  
which benefits from a fitted, double  
wardrobe and the most amazing views  
over a playing field, as well as far  
reaching countryside views in the  
distance which include the Ridgeway  
and the Broad Town White Horse.  
Externally there is allocated off street  
parking which can be found directly in  
front of the property itself. The property  
also benefits from side access which  
in turn leads to the professionally  
landscaped and fully enclosed, south  
facing rear garden which can be found  
prominently laid to Indian stone. To  
fully appreciate this truly amazing  
property, we would highly recommend  
you contact us as soon as possible to  
reserve a convenient time in our diary  
for you to view!

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

# GROUND FLOOR

APPROX. 50.3 SQ. METRES (541.5 SQ. FEET)



# FIRST FLOOR

APPROX. 31.1 SQ. METRES (334.3 SQ. FEET)



# SECOND FLOOR

APPROX. 23.1 SQ. METRES (248.1 SQ. FEET)



TOTAL AREA: APPROX. 104.4 SQ. METRES (1123.9 SQ. FEET)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the properties advertised only. Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part of any contract or warranty.  
Plan produced using PlanItPro.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only  
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