



High Street, Royal Wootton Bassett, SN4 7AQ

Guide Price **£850,000**

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NO CHAIN!!!

Believed to date back to the early 18th century and remodeled in the 19th century is this highly attractive, detached, grade II listed town house.

Refurbished to an extremely high standard by the current owners, the property offers a beautiful blend of traditional Georgian living with modern conveniences.

The entrance hall is a welcoming bright space central to the house with part-patterned tile flooring, access to further reception rooms and the rear hallway and stairs rising to the first floor.

To the right of the entrance hall is a large living room with bay window, high ceilings, and a feature marble fireplace leading onto sunroom with access to the rear garden, pantry/utility.

To the left of the entrance hall is a stunning dual aspect snug, leading onto a further reception room with storage space and side access.

The kitchen/breakfast room is at the rear of the property and has been tastefully modernised by the current owners. It comprises a range of fitted wall and base units, built-in appliances (including your own wine cooler!), marble worktops and dual aspect log burner. This leads onto the dining and seating area which is full of abundant natural light and access providing stunning views across the rear gardens.

The ground floor is complete with a newly modernised bathroom and second staircase leading to the first floor.

The first floor has a particularly spacious landing with historic features including stain glass windows, exposed beams and so on.

There are three bedrooms to the first floor including the master with dressing room, all of which are bright and well proportioned, and most are equipped with fitted cupboards. Also at this level is two large immaculate family bathrooms with walk-in shower and foot-claw/roll-top bath in both.

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There are a further three bedrooms on the second floor and an attic room ready for further use as additional bedroom and more.

To the rear of the property is a private garden with a very well-tended grass area, shrubs, trees, courtyard, and folly with BBQ area.

Along with a larger than average garage/workshop with scope to be converted (s.t.p.p.), cellar and plenty of driveway parking the property offers heaps of potential.

Welcome Home...



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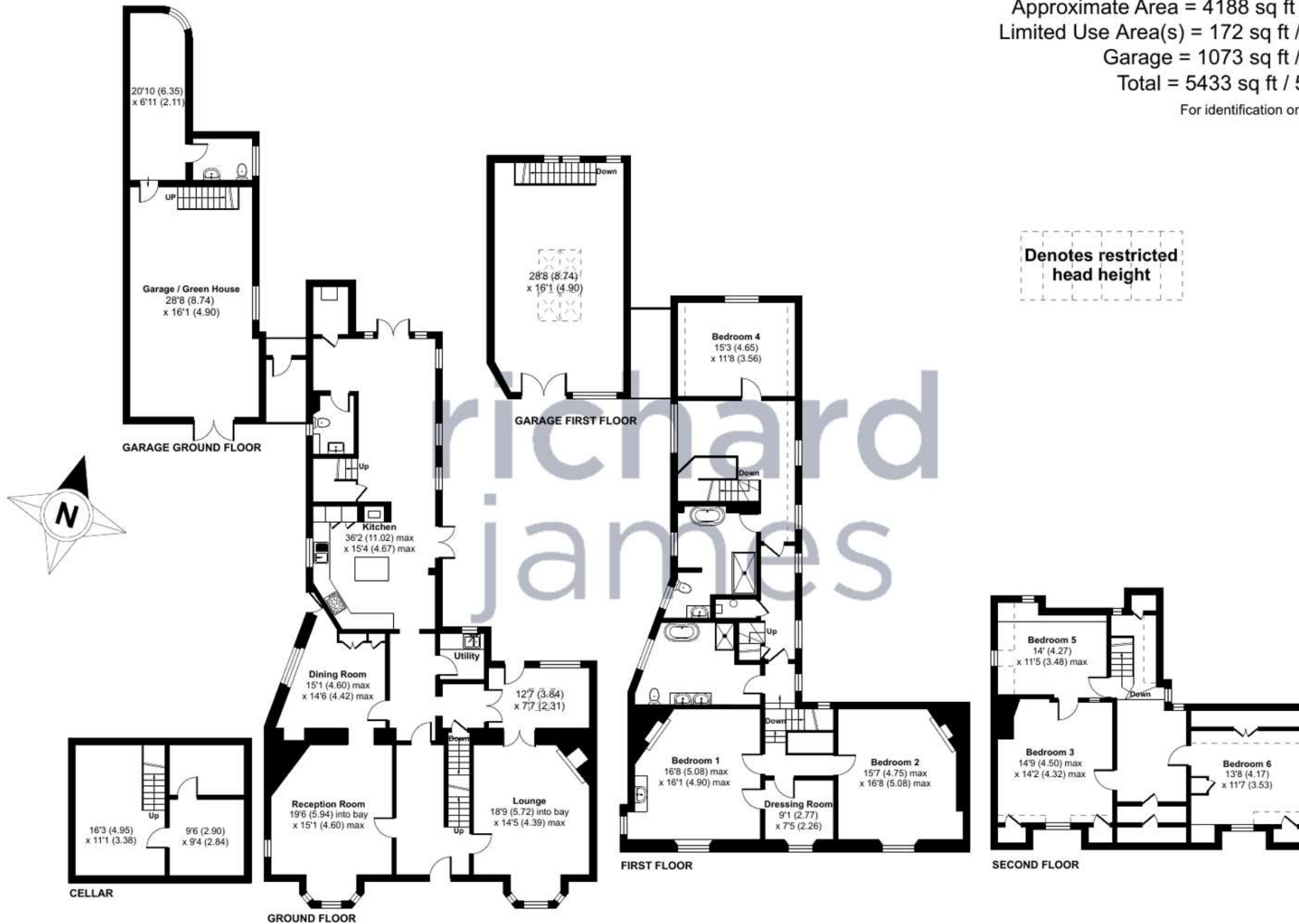
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Approximate Area = 4188 sq ft / 389 sq m
 Limited Use Area(s) = 172 sq ft / 15.9 sq m
 Garage = 1073 sq ft / 99.6 sq m
 Total = 5433 sq ft / 504.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Richard James. REF: 1030629

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