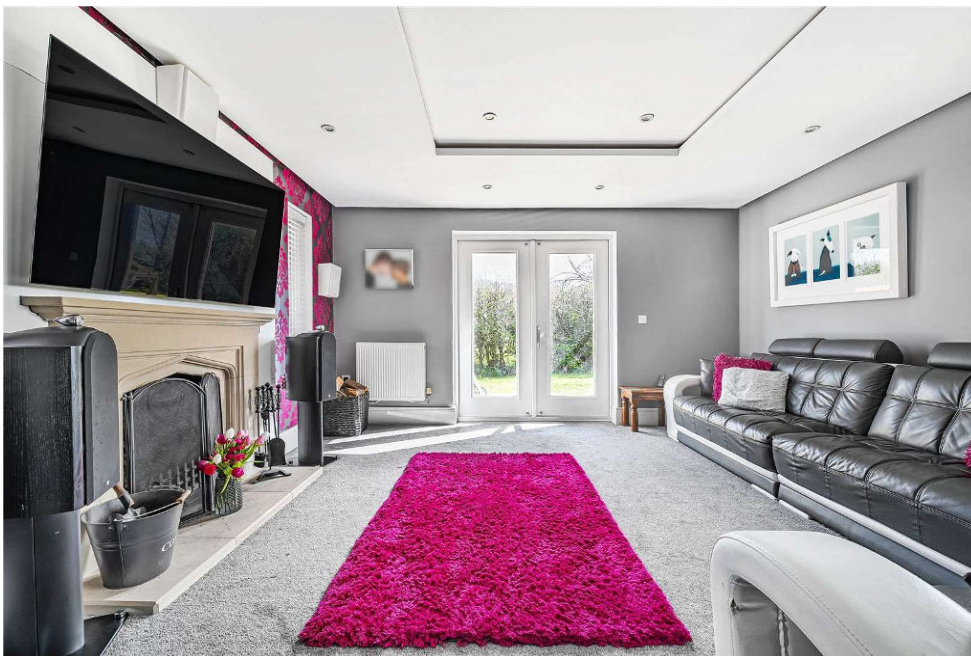




Brooklands, Royal Wootton Bassett, SN4 7SE

Guide Price **£650,000**

**richard
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freehold energy
efficiency rating

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A stunning individual property situated on a sought after small development. The accommodation comprising a large entrance hall with stairs to the first floor and understairs cupboard, cloakroom, Kitchen/breakfast room, utility room, pedestrian access into the garage and two large reception rooms.

On the second floor you have a landing, master bedroom with built in wardrobes and a balcony, bedroom two with a further balcony and stairs up to a mezzanine level currently used as a study but giving a multitude of potential uses, two further double bedrooms and a bathroom. Outside you have driveway parking, a garage and a great garden for the family.

The house is nestled on the edge of Royal Wootton Bassett and offers the much loved Academy Secondary School, further primary schools and nurseries plus plenty of shops and amenities. There is excellent access to the M4 motorway and neighbouring Swindon has superb rail links to London and Cardiff.

One not to be missed, an internal inspection is highly recommended.



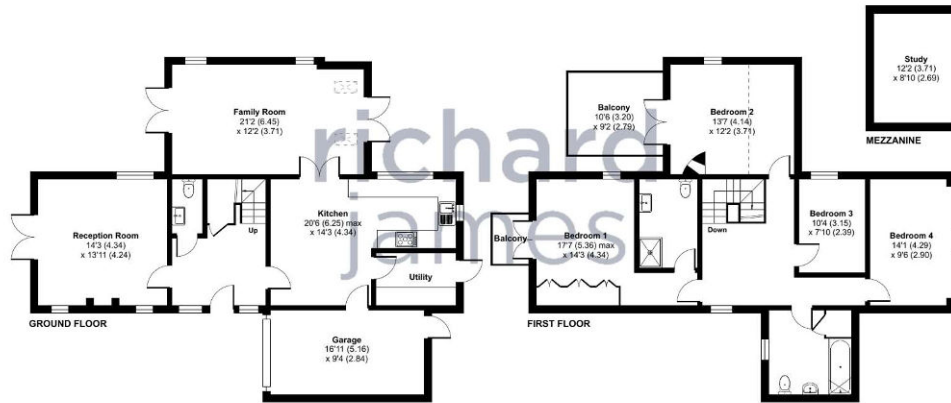








Approximate Area = 1823 sq ft / 169.3 sq m
Limited Use Area(s) = 106 sq ft / 9.8 sq m
Garage = 159 sq ft / 14.7 sq m
Total = 2088 sq ft / 193.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2024. Produced for Richard James. REF: 1108696

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High Street | Royal Wootton Bassett | SN4 7AY

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2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.

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