

richard  
james



**44 Bushton, Royal Wootton Bassett, SN4 7PT**

**Offers Over £375,000**



## IN A NUTSHELL



We are delighted to offer this two bedroom detached cottage with parking, large gardens, outstanding views and potential to extend (subject to planning).

The accommodation comprises of dining room, living room, kitchen, two double bedrooms and modern bathroom.

The property also benefits from a large rear garden, 360 views overlooking fields, parking to the left for one vehicle and driveway parking to the right for several vehicles and uPVC double glazing throughout.

Located in the rural village of Bushton, on the edge of Wiltshire downland, surrounded by picturesque rolling countryside. The village is very well placed for access to the M4 and Royal Wootton Bassett, roughly 4 miles away offering local amenities, shops and schools.

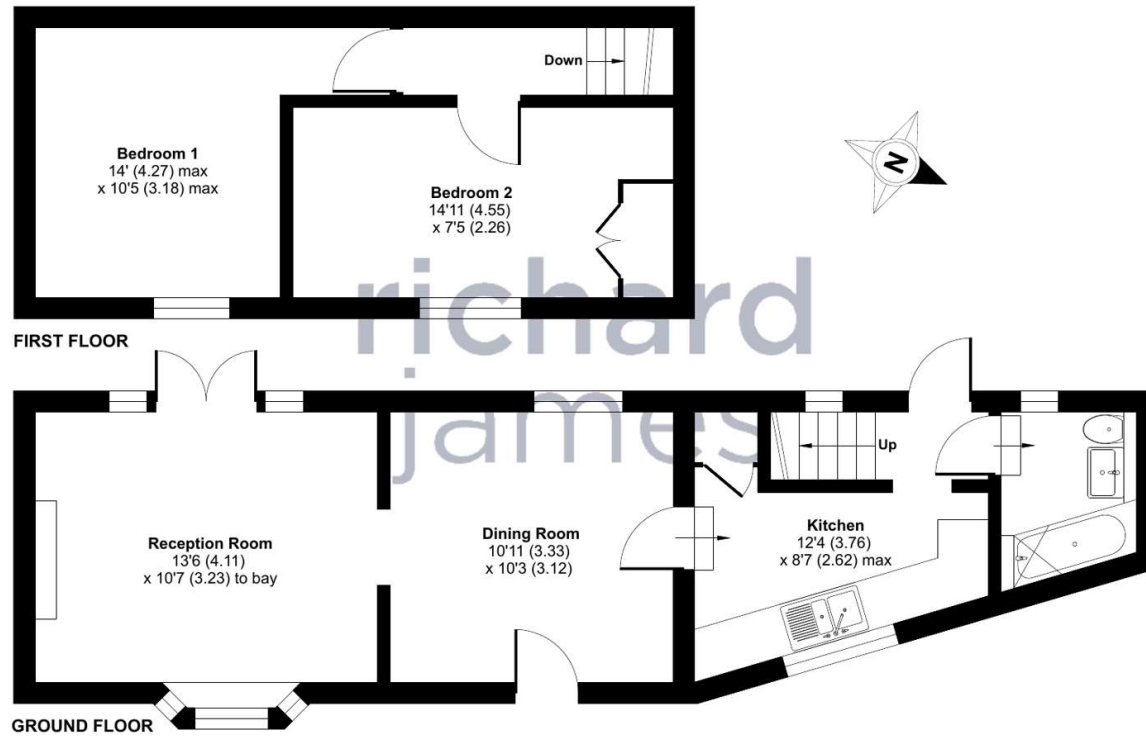
Welcome Home...


## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate Area = 688 sq ft / 64 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). © nchecon 2024. Produced for Richard James. REF: 1145767

**Richard James & their clients give notice that:**

1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
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.

## EXCEPTIONAL SERVICE

Our team will guide you through the process of buying or selling your home. We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain while moving you in as swiftly and smoothly as possible.

-  Honest valuations in current market conditions
-  Dedicated sales progression team
-  Recommended financial advisors
-  5\* service from valuation to completion
-  Award winning lettings service
-  Ahead of the game marketing strategies
-  Professional photography
-  Social media marketing
-  Top listings on Rightmove and Zoopla

**CALL US FOR A FREE VALUATION ON YOUR PROPERTY...**

**richard james**

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