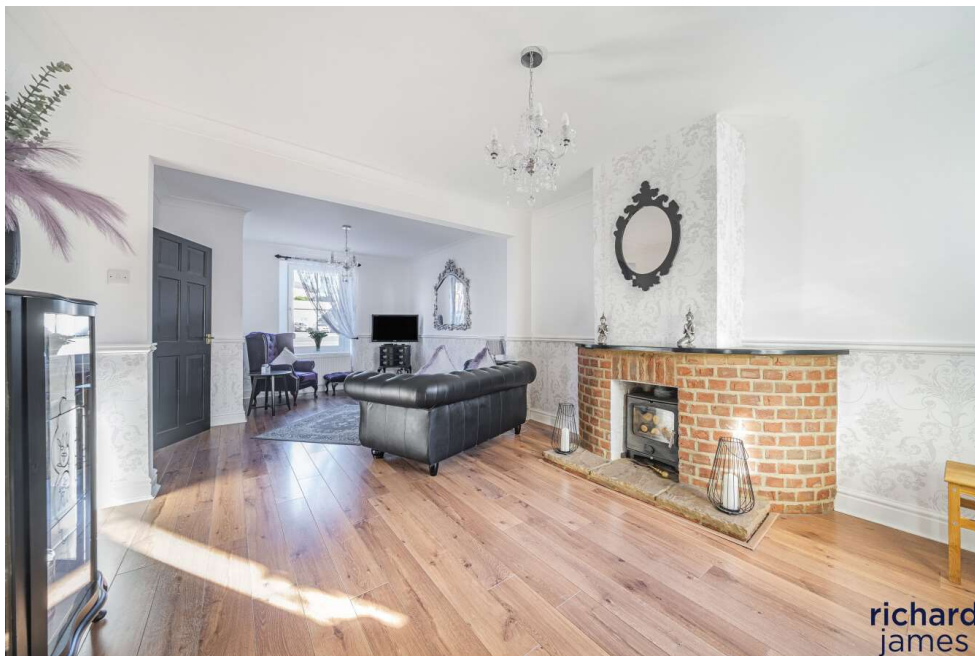




Station Road, Royal Wootton Bassett, SN4 7EQ

Offers Over **£300,000**

**richard
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freehold energy efficiency rating

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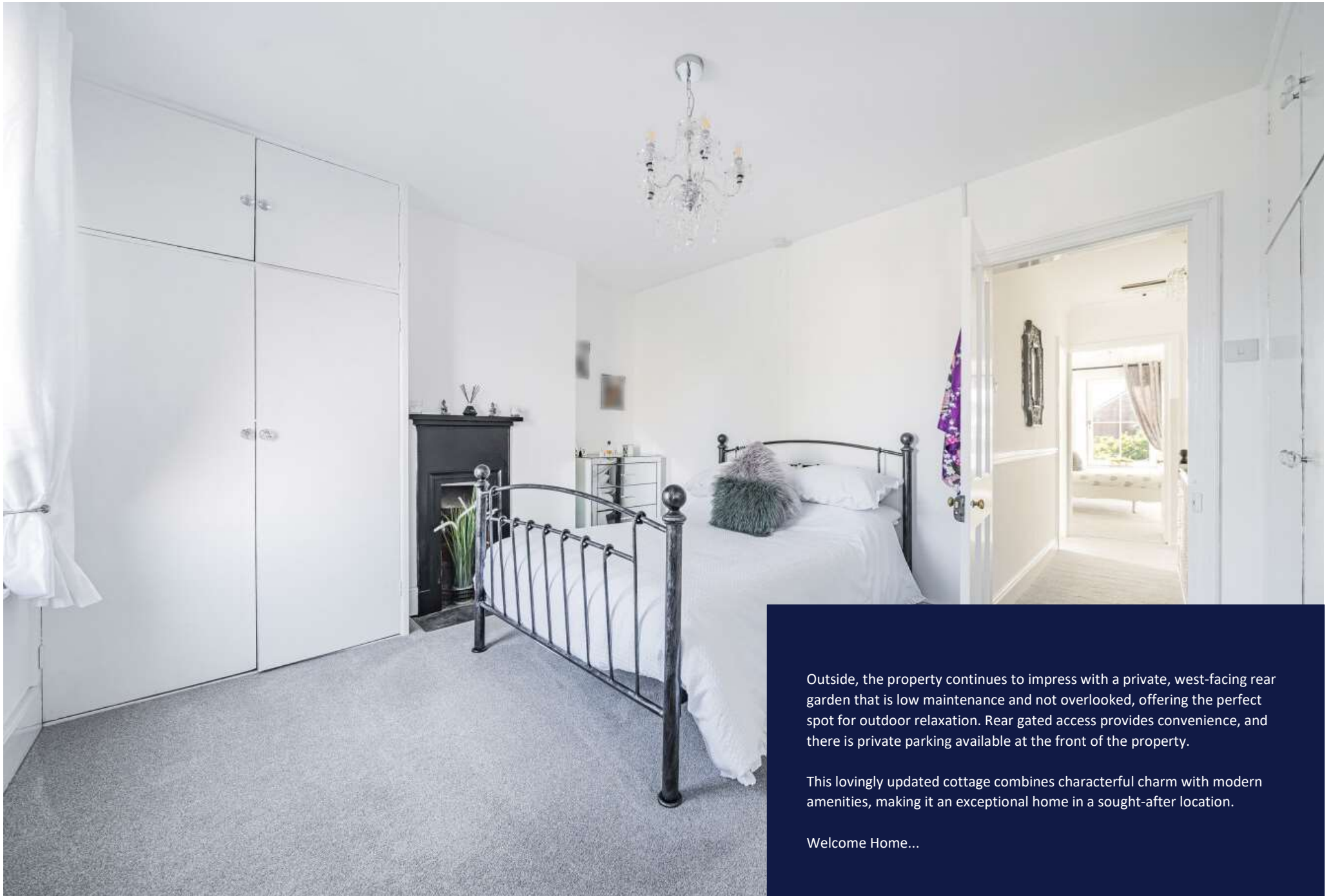
This charming and beautifully modernised two-bedroom extended cottage offers a perfect blend of character and contemporary comfort. Ideally located on the edge of town, it's just a short walk from the picturesque Wilts & Berks Canal, a 15-minute stroll to the bustling high street, and only a five-minute drive from Junction 16 of the M4, making it convenient for commuters.

The interior has been thoughtfully updated throughout, while retaining its cosy cottage charm. Upon entering, you are welcomed by a spacious hallway that leads into a stunning dual-aspect, open-plan living and dining room. This inviting space features an impressive red brick, rounded fireplace with a modern log burner, creating the perfect atmosphere for relaxation. New double-glazed windows, installed in 2023, allow plenty of natural light to flood the room, while the entire property has been re-plastered to give a fresh and clean look.

The generously sized 15ft kitchen at the rear offers ample storage and workspace, ideal for those who enjoy cooking and entertaining. Double doors open into a single-storey extension, currently used as a garden/family room, providing additional versatile living space. A newly installed boiler and modern radiators ensure comfort and energy efficiency throughout the home.

Upstairs, the first floor boasts two impressively spacious double bedrooms, each featuring 8ft high ceilings and built-in storage cupboards. The large family bathroom is brand new and beautifully finished with a four-piece suite, offering both style and functionality for everyday living.





Outside, the property continues to impress with a private, west-facing rear garden that is low maintenance and not overlooked, offering the perfect spot for outdoor relaxation. Rear gated access provides convenience, and there is private parking available at the front of the property.

This lovingly updated cottage combines characterful charm with modern amenities, making it an exceptional home in a sought-after location.

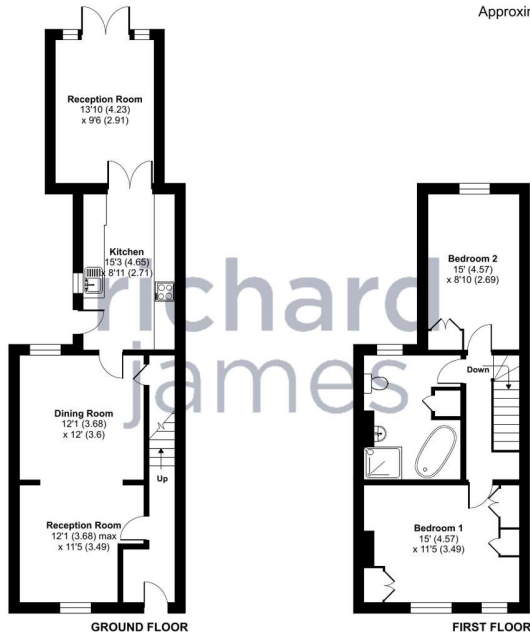
Welcome Home...



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Approximate Area = 1132 sq ft / 105.2 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: 1189055

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3. All Measurements are approximate.

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