



**SQUIRES HILL CLOSE,
WOODSHAW, ROYAL WOOTTON BASSETT**

Carter Jonas

1 SQUIRES HILL, WOODSHAW, ROYAL WOOTTON BASSETT, SN4 8LS

AMENITIES

- Detached
- No onward chain
- Close to amenities
- Three Bedrooms
- Garden
- Garage and Parking
- Town location

SITUATION

Squires Hill Close is situated on the outskirts of the market town of Royal Wootton Bassett, offering excellent local amenities and easy access to both rail and road links. The town offers excellent local amenities with local supermarkets, pubs and restaurants only a short walk away. There are four local primary schools in the immediate area as well as the Royal Wootton Bassett Academy which is rated 'Outstanding' by Ofsted. Transport links are excellent with the M4 motorway being accessed via J16 offering links to Bath and Bristol to the West and London to the East.

DESCRIPTION

1 Squires Hill Close is a spacious and detached three bedroom house, located on the outskirts of Royal Wootton Bassett.

Upon entering the property, you are greeted into the hallway to which all the rooms are accessed. There is a good sized sitting room with fireplace and doors opening out to the rear garden. The kitchen is fitted with a range of wall and base units and provides access to the conservatory and garden beyond. The conservatory makes for a good additional reception space or for use as a formal dining room. A cloakroom completes the downstairs accommodation.

Upstairs there are three double bedrooms, all of which benefit from having built in wardrobes. All the bedrooms are served by the well-appointed family bathroom.

The property is offered with no onward chain and has been a very successful rental property, achieving £1350 per month.

A SPACIOUS THREE BEDROOM DETACHED HOUSE SITUATED ON A MODERN RESIDENTIAL ESTATE ON THE OUTSKIRTS OF ROYAL WOOTTON BASSETT AND IS OFFERED WITH NO ONWARD CHAIN.



OUTSIDE

The rear garden is fully enclosed and is mainly laid to lawn. There is a small patio area offering an outside seating area. there is also a single garage and driveway parking.

GUIDE PRICE: £350,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data

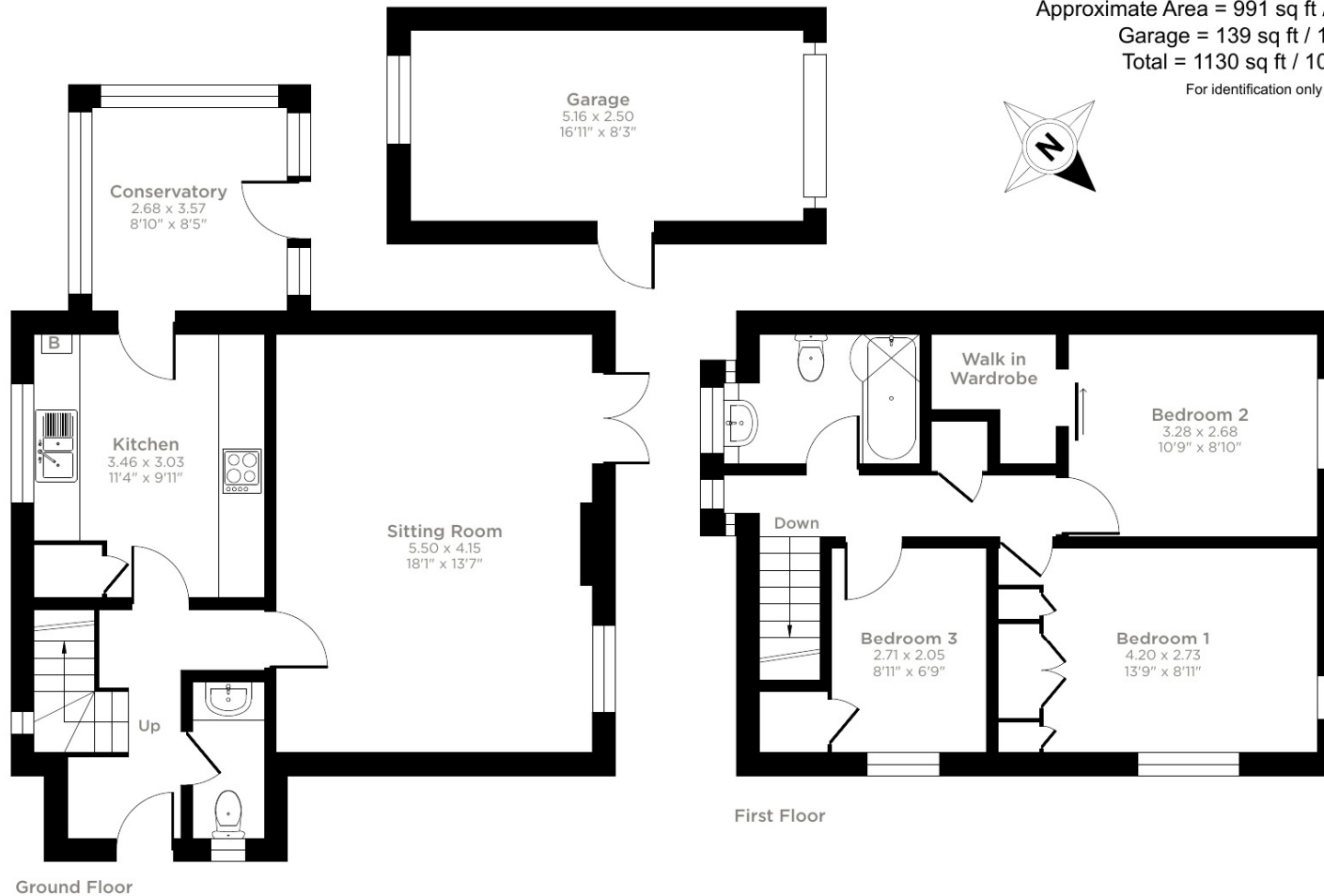
Squires Hill Close, Royal Wootton Bassett, Swindon, SN4

Approximate Area = 991 sq ft / 92 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 1130 sq ft / 104.9 sq m

For identification only - Not to scale



SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage, gas fired heating
- Council tax band: D
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to the Ofcom website

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Carter Jonas. REF: 1396636

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