

# Evening Star, Royal Wootton Bassett, SN4 8FR

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PROPERTY SALES & LETTINGS



- 4 Bedroom Detached
- 3 Bathrooms
- Solar Panel + Battery Storage for Low Energy Bills
- Garage + 3 Car Driveway
- Viewing Recommended
- Extended 'Stephenson' Design
- Log Burning Stove
- Professional Landscaped Garden
- Close to Wiltshire & Berks Canal Walks and Country Park
- 2019 Construction

# 17 Evening Star, Woodshaw Meadows
# Royal Wootton Bassett, SN4 8FR

## £535,000

Situated on a popular modern development on the fringes of Royal Wootton Bassett on the door step of the RWB country Park, this beautifully presented four-bedroom detached home has been thoughtfully enhanced by the current owners, most notably with the addition of a superb garden room, creating a versatile and stylish living space ideal for modern family life.

The ground floor comprises an entrance hall, a comfortable living room, and an impressive open-plan kitchen/dining room forming the heart of the home. A separate utility room and cloakroom add practicality, while the stunning garden room provides an excellent additional reception area. Complete with a log-burning stove and contemporary corner bi-fold doors opening onto the rear garden, it creates a seamless connection between inside and out, making it perfect for both entertaining and everyday living.

To the first floor are four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, whilst the second bedroom also enjoys its own en-suite, making it ideal for guests. Two further bedrooms are served by a stylish four-piece family bathroom.

Externally, the property offers a fully enclosed rear garden, garage and generous driveway parking for 3 vehicles.

The home is further enhanced by uPVC double glazing, gas-fired central heating, 16 solar panels with battery storage and a Zappi electric vehicle charging point, helping to improve energy efficiency and reduce running costs.

Royal Wootton Bassett is a thriving market town offering an excellent range of shops, cafés, public houses, supermarkets, leisure facilities and well-regarded schools. Conveniently located within easy reach of Junction 16 of the M4, the property provides excellent road links to Swindon, Bristol, Bath and London. Swindon's mainline railway station also offers regular services to London Paddington, while the surrounding Wiltshire countryside provides plenty of opportunities for walking and outdoor recreation




### Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

### Council Tax: Wiltshire Council Tax

Tax Band E  For year 2026/27 = £3293.98
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

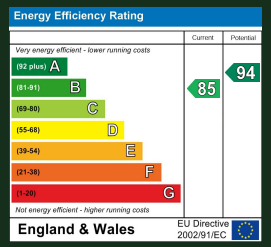
### Tenure

Freehold

### Further Info

Freehold.
Management Fee: c£225 p/a
Electric: Mains, Solar & Battery Storage
Gas: Mains
Water + Waste: Mains
“A £50 AML administration fee applies to all successful purchasers.”

### Energy Efficiency Rating (England & Wales)












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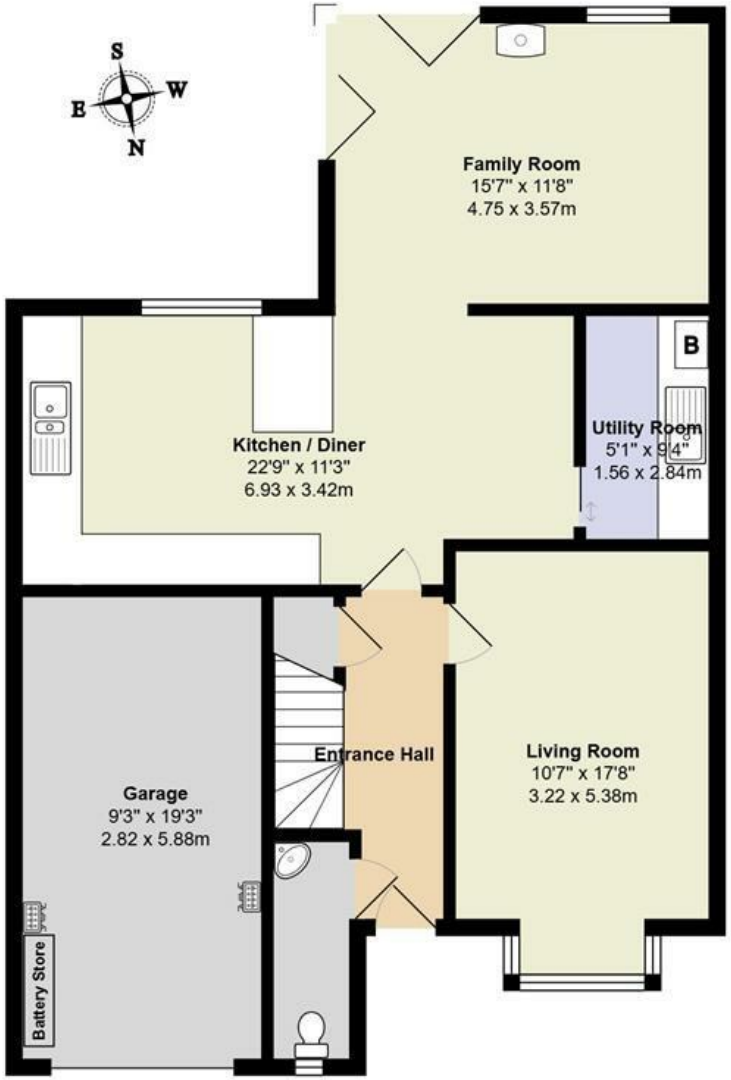


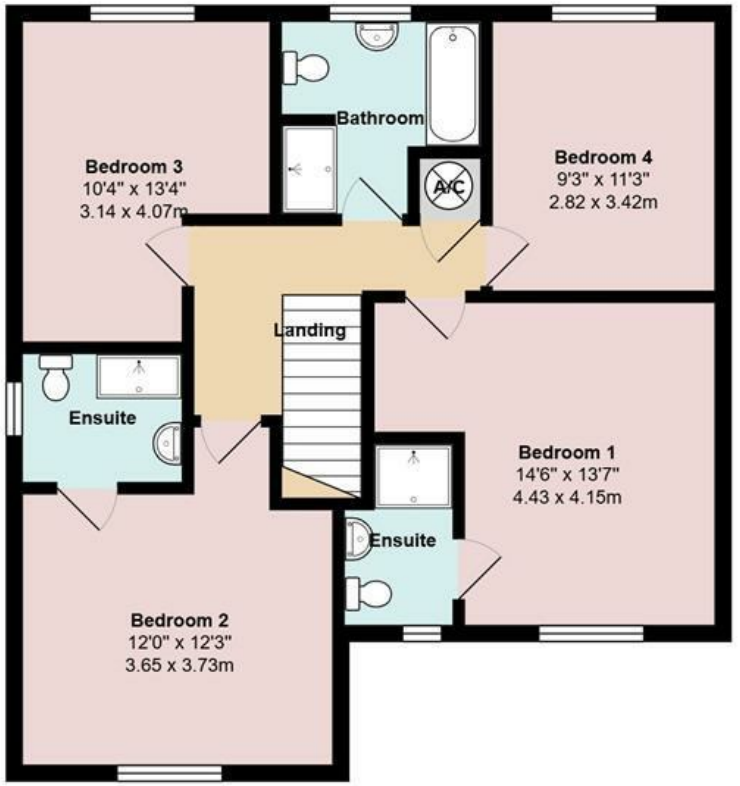











Area: 797 ft² ... 74.0 m²

Area: 804 ft² ... 74.7 m²

Total Area: 1601 ft² ... 148.7 m² (excluding garage) 1808 sq ft Including Garage

Disclaimer:
These floor plans are provided for guidance only and are not to scale.
All dimensions, layouts, and details shown are approximate and should not be relied upon as statements of fact.
Prospective purchasers or tenants should satisfy themselves by inspection or independent verification.
Fixtures, fittings, furniture, and appliances shown are indicative only and may not be included in the sale or letting.
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