



Hook Villa, Hook, SN4 8EA

**Guide Price £595,000**

**richard james**

Village & Country Homes

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## Hook Villa

Hook

Freehold

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A Rare Lifestyle Opportunity in Hook, SN4 — Character Home with Stables, Outbuildings & Approximately One Acre (STMS)

Situated in the heart of the highly regarded village of Hook, this charming detached home offers an exceptional chance to enjoy a peaceful, rural lifestyle while remaining moments from Royal Wootton Bassett and the M4. Surrounded by open countryside and set within a plot approaching one acre (subject to measurement survey), the property enjoys wonderful views and an enviable sense of space and privacy.

The house itself carries an appealing, traditional character and offers impressive scope for modernisation or extension for those wishing to tailor it to their own needs. The ground floor is arranged around a spacious kitchen and breakfast room which naturally becomes the hub of the home. From here, the accommodation flows into a welcoming dining room and a bright reception room, both enjoying views over the gardens. A generous play room provides excellent versatility, while a utility room, cloakroom and internal access to the garage all contribute to the home's practical appeal.

Upstairs, four well-proportioned bedrooms and a family bathroom provide comfortable and balanced accommodation for families or guests. With its generous layout and clear potential, this is a home perfectly suited to buyers looking to create a truly bespoke countryside retreat.

Externally, the property's outbuildings significantly enhance its lifestyle appeal. A well-planned stable block incorporating stalls and a tack room creates a superb setup for equestrian use or hobby livestock, complemented by further outbuildings including a workshop. The land wraps around the home with a mixture of paddock space, gardens and fenced areas, all framed by mature trees and uninterrupted rural views. The property also benefits from a substantial driveway offering parking for multiple vehicles, along with garage providing excellent storage or workshop potential. Perfect for families with several cars, horseboxes or those needing space for larger vehicles.



The village of Hook itself is known for its peaceful setting while offering excellent connectivity. The M4 at Junction 16 is just a short drive away, giving easy access to Bristol, Bath, Swindon and London. Nearby Royal Wootton Bassett provides a vibrant high street with independent shops, cafés, traditional pubs and well-regarded schools, making everyday life wonderfully convenient.

Altogether, this property presents a rare opportunity to secure a home with land, stabling and huge potential in one of SN4's most desirable semi-rural locations. It is perfectly suited to buyers looking for a blend of countryside calm and modern convenience, with endless possibilities to shape the lifestyle they've always imagined.















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## Plot



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# Floorplan

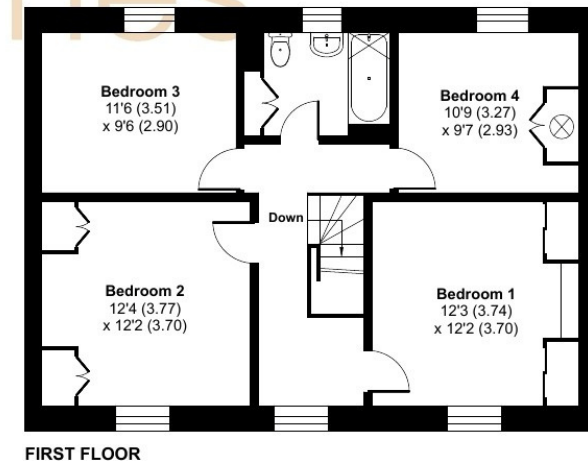
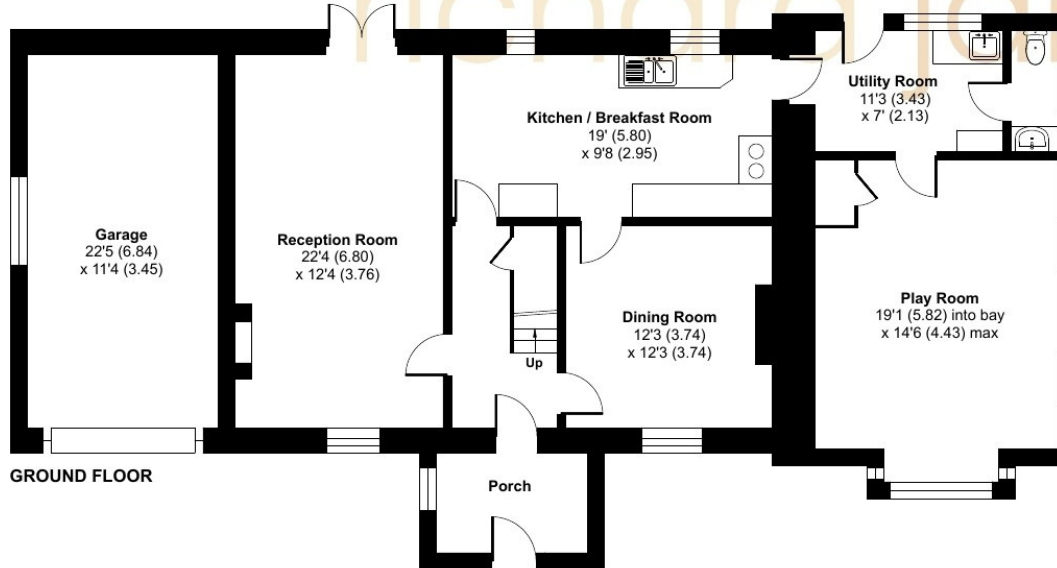
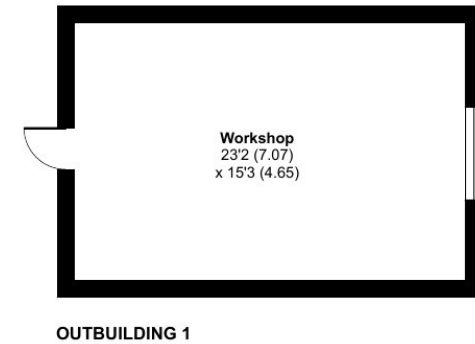
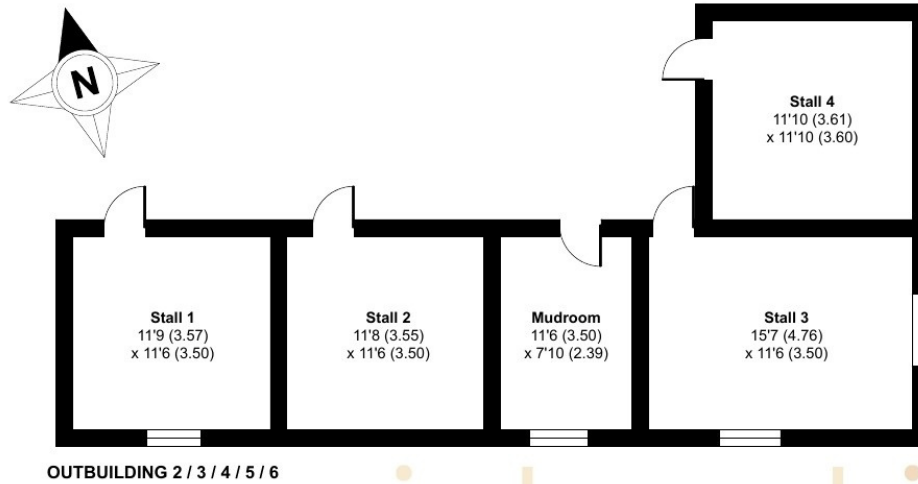
Approximate Area = 1906 sq ft / 177 sq m

Garage = 251 sq ft / 23.3 sq m

Outbuildings = 1031 sq ft / 95.7 sq m

Total = 3188 sq ft / 296 sq m

For identification only - Not to scale



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