



Crosstrees, Royal Wootton Bassett, SN4 8FB  
**Guide Price £240,000**

**richard james**  
Village & Country Homes



## Crosstrees

Royal Wootton Bassett

Freehold



A Rare Opportunity - End of Terrace Two-Bedroom Freehold Coach House

Located at the end of a quiet, block-paved cul-de-sac within a modern and sought-after development in Royal Wootton Bassett, this attractive coach house offers a blend of contemporary living and convenience.

This well-presented home features two allocated parking spaces. The main living area comprises a bright and spacious lounge/diner and a stylish kitchen fitted with an integrated oven and gas hob. There are two well-proportioned bedrooms and a modern bathroom.

To the rear, a generous, enclosed private garden can be accessed via a patio or a rear staircase. Laid mainly to lawn, the garden enjoys sunny privacy, making it perfect for relaxing or entertaining.

Additional benefits include gas radiator central heating and uPVC double glazing throughout.

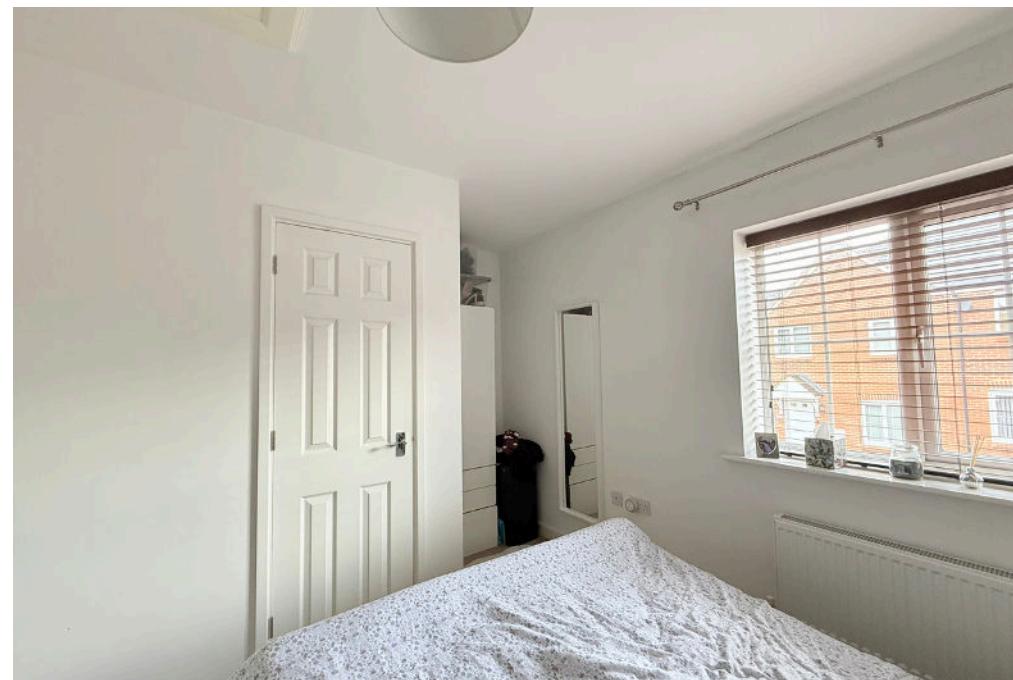
A rarely available property in a desirable location - viewing is essential to fully appreciate all it has to offer.

Welcome Home!



Royal Wootton Bassett is a highly regarded and well-connected market town offering an excellent range of amenities including independent shops, cafés, restaurants, and supermarkets, as well as well-rated schools and leisure facilities. The town benefits from a strong sense of community and beautiful surrounding countryside, while also providing superb transport links with easy access to the M4 (J16), Swindon, and mainline rail services to London Paddington. Combining historic charm with modern convenience, Royal Wootton Bassett is a popular choice for buyers seeking both lifestyle and connectivity.





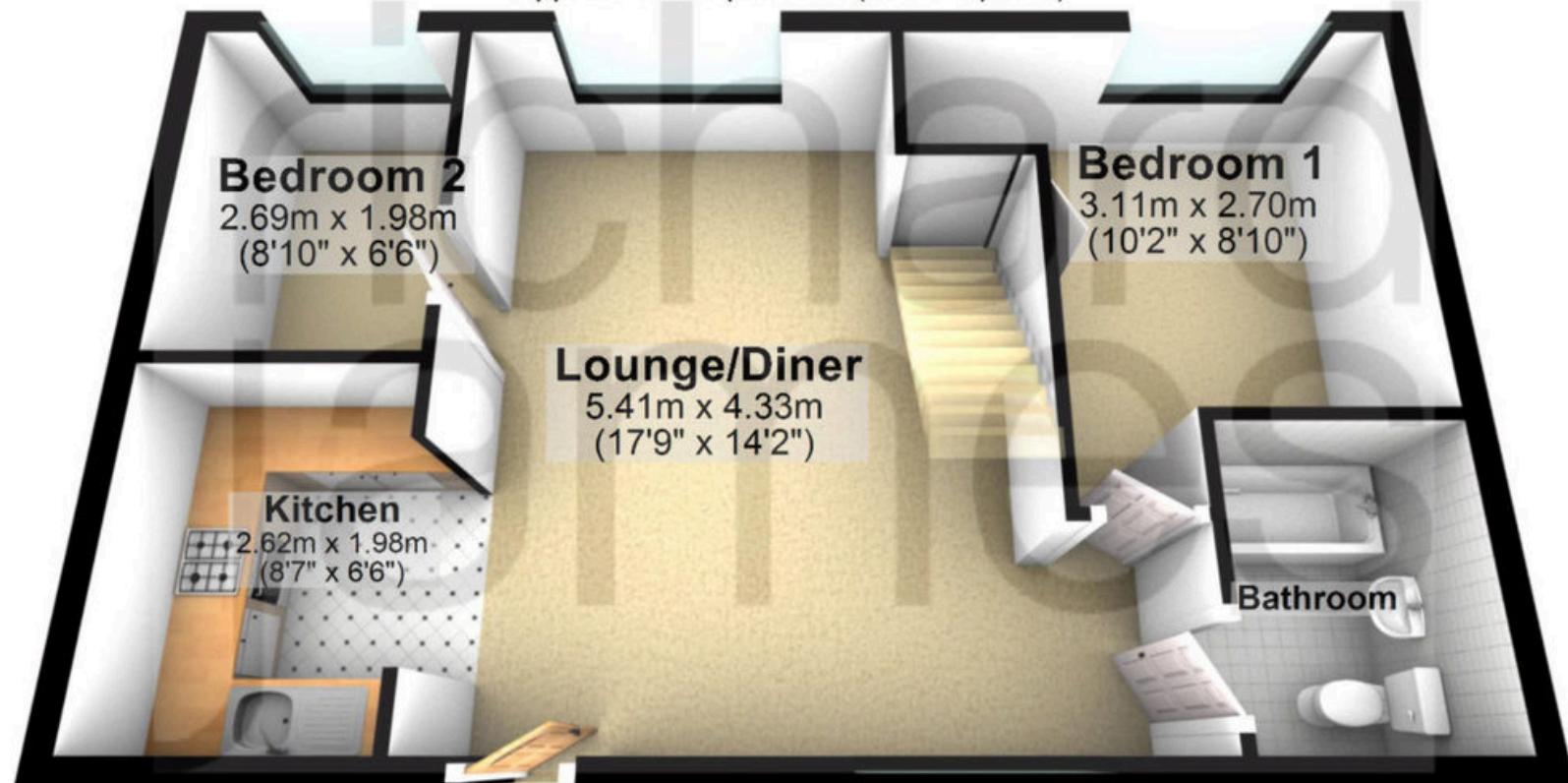




## Floorplans

### Ground Floor

Approx. 49.8 sq. metres (535.7 sq. feet)



Total area: approx. 49.8 sq. metres (535.7 sq. feet)

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