

richard
james



44, Blackthorn Close

Royal Wootton Bassett, SN4 7JE

Guide Price
£360,000





Blackthorn Close

Royal Wootton Bassett

Freehold | EPC Rating - C

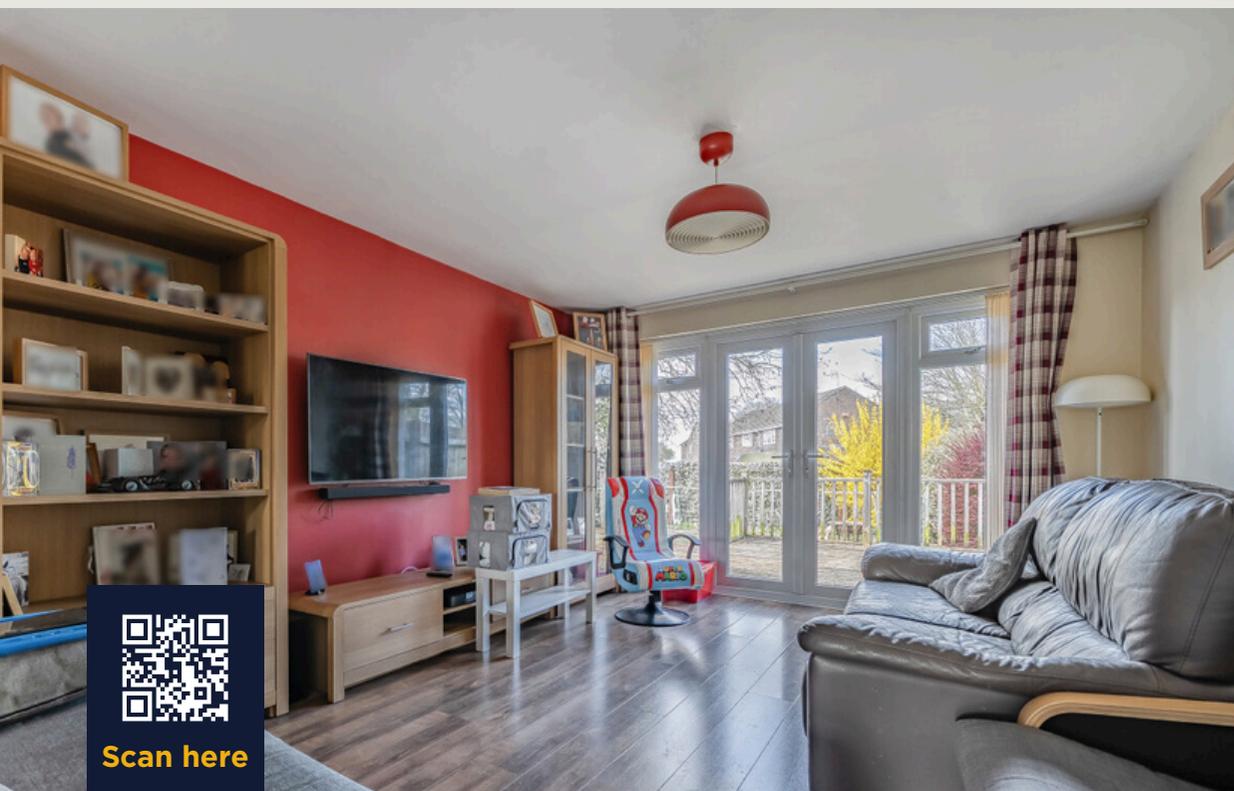
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Tucked away at the end of a quiet and sought-after cul-de-sac, this attractive three-bedroom detached family home enjoys a peaceful setting with a real sense of privacy, while offering generous and well-balanced accommodation throughout.

The heart of the home is the beautifully re-fitted kitchen/breakfast room, thoughtfully designed with both everyday living and entertaining in mind, and featuring double doors that open directly onto the rear garden—creating a seamless indoor-outdoor feel.

The ground floor further benefits from an impressive ~30ft sitting/dining room, providing a superb dual-purpose living and entertaining space, alongside a separate family room offering flexibility for modern lifestyles. A dedicated study makes an ideal work-from-home space, complemented by a convenient cloakroom.

Upstairs, the property offers three well-proportioned bedrooms, each enjoying pleasant outlooks, all served by a well-appointed family bathroom.



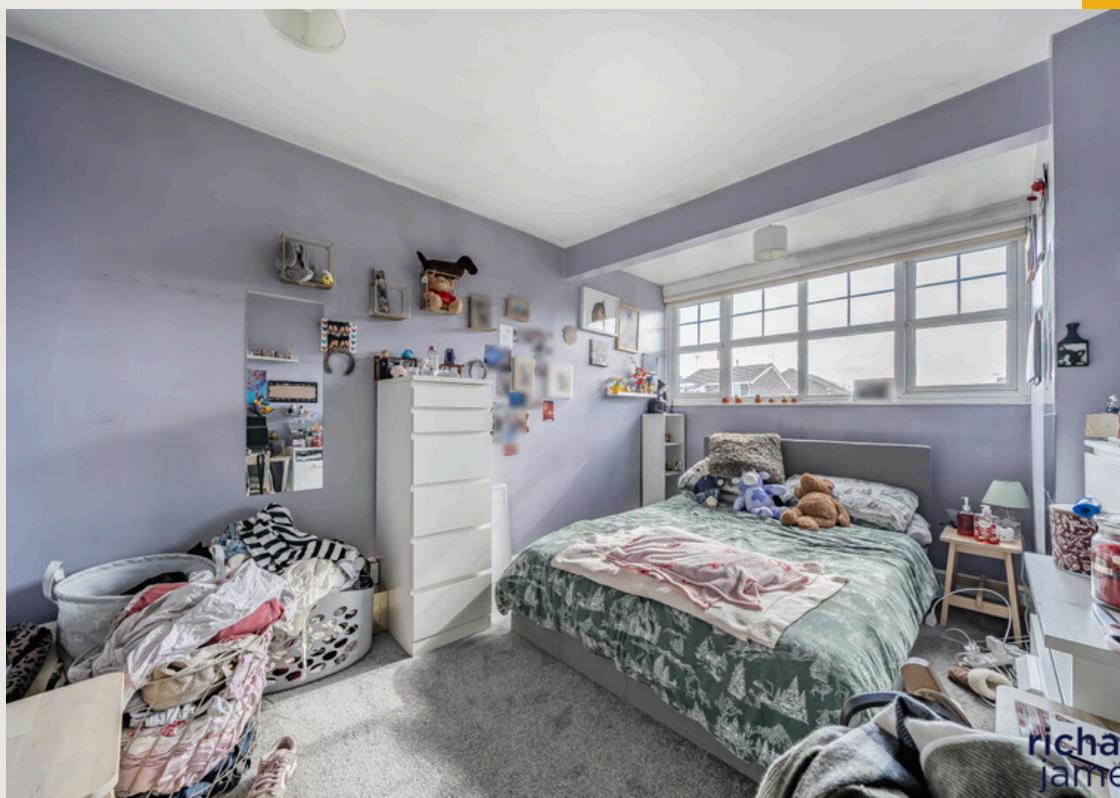
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Outside, the property is equally appealing. To the front, a neatly maintained lawned garden is accompanied by a driveway providing off-road parking and access to the garage/storage. The rear garden is a particular highlight, featuring a generous raised decked seating area—perfect for al fresco dining and summer entertaining—with steps leading down to a lawned garden enclosed by mature planting and established trees, creating a private and tranquil outdoor space. A garden shed provides additional storage.

Further benefits include gas central heating and UPVC double glazing.

Welcome Home...



Rear
Gardens

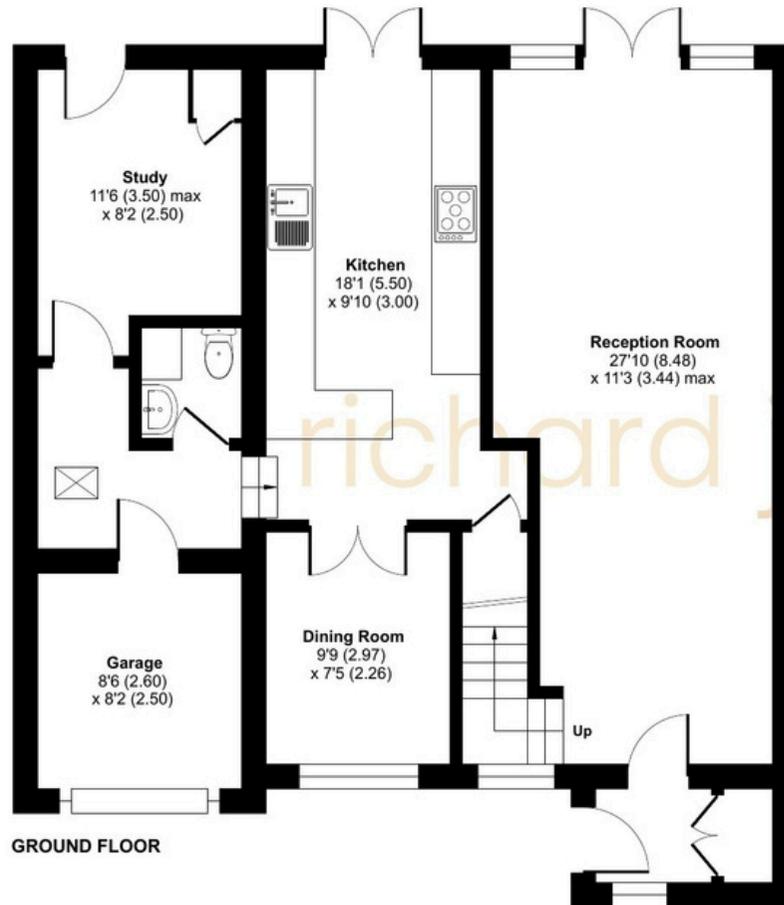


Rear
Gardens



Floorplan

Approximate Area = 1199 sq ft / 111.3 sq m
Limited Use Area(s) = 30 sq ft / 2.7 sq m
Garage = 71 sq ft / 6.5 sq m
Total = 1300 sq ft / 120.5 sq m
For identification only - Not to scale



Denotes restricted head height

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n\che.com 2026. Produced for Richard James. REF: 1431856

01793 855 117

rwb@richardjames.uk

139 High St | Royal Wootton Bassett | SN4 7AY

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