



Iona, Stoneover Lane, Royal Wootton Bassett, SN4 8EX

Guide Price £660,000

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Village & Country Homes

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Royal Wootton Bassett

Freehold | EPC Rating - C



An exceptional and substantial five-bedroom detached family home with double garage, enjoying a prime position on the highly regarded Stoneover Lane, one of Royal Wootton Bassett's most desirable non-estate locations.

This impressive home offers expansive and beautifully balanced accommodation, perfectly suited to modern family living, with a wonderful sense of space throughout and clear potential for further enhancement or reconfiguration, allowing a buyer to create something truly bespoke.

The property is entered via a generous and welcoming reception hallway, setting the tone for the scale within. The principal living space is an elegant sitting room, filled with natural light and centred around a charming wood-burning stove, creating a warm yet refined setting ideal for both everyday living and entertaining.

A separate family room or study provides excellent flexibility, whether for home working, a snug or playroom. The kitchen is well-appointed with a range of fitted units and integral appliances, complemented by a large rear porch and separate utility room, ensuring practicality is well catered for. A cloakroom completes the ground floor.

To the first floor, the property continues to impress with five well-proportioned bedrooms, four of which are generous doubles. The principal bedroom benefits from bespoke fitted furniture and a well-appointed en-suite shower room. The remaining bedrooms are served by a high-quality family bathroom.

A particular highlight is the substantial integral double garage, offering excellent space for multiple vehicles, workshop use or storage. Above, a large loft area provides further versatility and clear potential for conversion, subject to the necessary consents.





Externally, the property enjoys a mature and private rear garden, providing a peaceful setting ideal for outdoor dining and entertaining. To the front, a generous driveway offers parking for multiple vehicles, complementing the double garage.

Stoneover Lane is widely regarded as one of Royal Wootton Bassett's premier addresses, known for its individual homes and established surroundings, whilst remaining conveniently positioned for the town's amenities, well-regarded schooling and excellent transport links, including the M4 and nearby Swindon railway station.

Welcome Home...



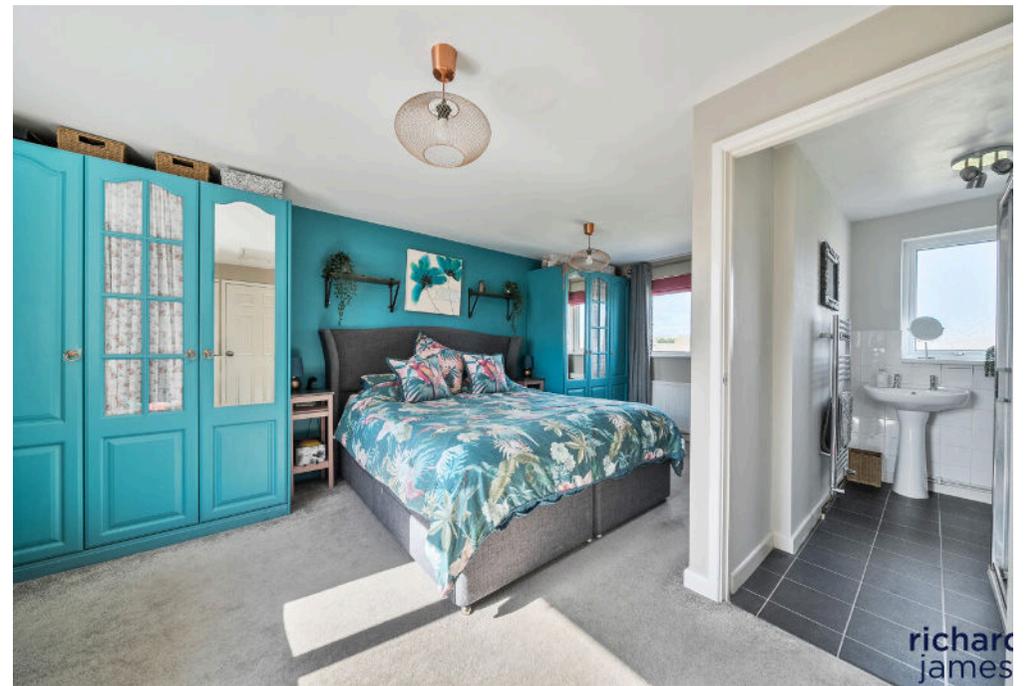




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Floorplan

Approximate Area = 1890 sq ft / 175.5 sq m
Garage = 654 sq ft / 60.7 sq m
Total = 2544 sq ft / 236.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2028. Produced for Richard James. REF: 1433520

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