



7, Englefield, Royal Wootton Bassett, SN4 8BZ

**£365,000 Guide Price**

**richard james**

Village & Country Homes

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## Englefield

### Royal Wootton Bassett

Freehold



NO CHAIN! Occupying a lovely position within a sought-after residential area of Royal Wootton Bassett, this well-maintained and deceptively spacious semi-detached home offers flexible accommodation, excellent outside space and huge potential for modern family living.

The property is approached via an extensive block paved driveway providing parking for multiple vehicles, alongside a well-kept front garden and integral garage complete with electric roller door and fitted workbench — ideal for storage, hobbies or workshop use.

Internally, the accommodation begins with a welcoming entrance hallway leading into a bright dining room, perfect for entertaining or family gatherings. To the rear, the home opens into a spacious extended living room enjoying a dual-aspect layout with patio doors opening directly onto the sunny rear garden, allowing natural light to flood the space throughout the day.

The kitchen overlooks the garden and offers an excellent range of fitted units and workspace, while a particularly useful large utility area provides additional storage and access to both the front and rear of the property. A downstairs shower room further enhances the practicality of the home.

Upstairs, a spacious landing leads to three excellent double bedrooms alongside a family bathroom and separate WC, ideal for busy households.

Outside, the rear garden is a real standout feature — generous in size, predominantly laid to lawn and wonderfully private, enclosed by mature boundaries creating a peaceful outdoor retreat. The garden also benefits from a greenhouse, shed and plenty of space for families, gardening enthusiasts or outdoor entertaining.

Royal Wootton Bassett continues to be one of Wiltshire's most desirable market towns, offering an excellent range of independent shops, cafés, pubs, schooling and everyday amenities, alongside superb transport links including easy access to Junction 16 of the M4 and nearby rail connections from Swindon.



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A substantial family home in a fantastic location with space both inside and out — offering the perfect opportunity for buyers looking to settle within a well-established community.

Welcome Home...

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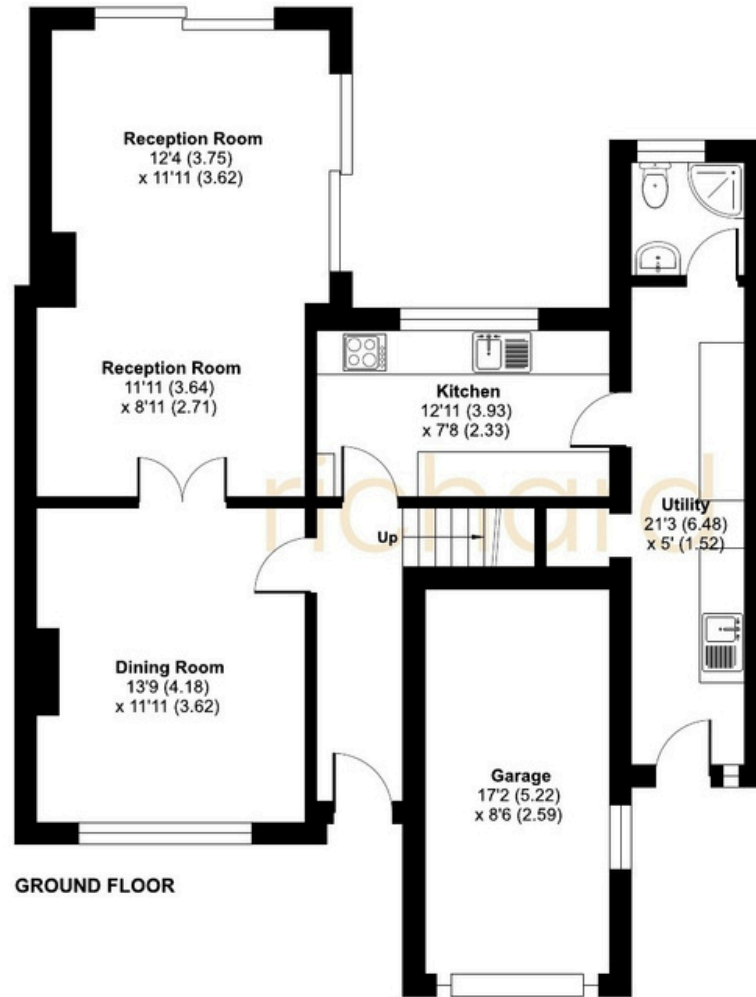
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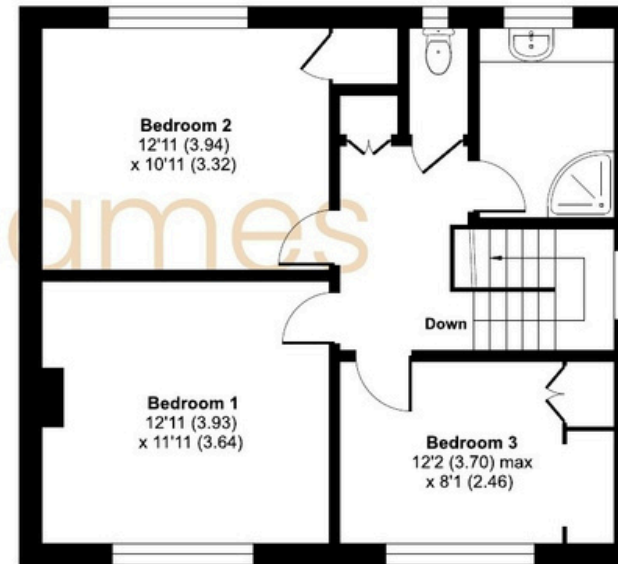
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# Floorplan

Approximate Area = 1335 sq ft / 124 sq m  
Garage = 140 sq ft / 13 sq m  
Total = 1475 sq ft / 137 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Richard James. REF: 1467137

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