



16, Elm Park, Royal Wootton Bassett, SN4 7TA

**Guide Price £450,000**

**richard james**

Village & Country Homes

richard james



## Elm Park

### Royal Wootton Bassett

Freehold



Occupying a generous plot within the ever-popular Elm Park development in Royal Wootton Bassett, this spacious four-bedroom detached family home offers flexible accommodation arranged over three floors, a substantial rear garden, ample driveway parking, and is offered to the market chain free.

The ground floor provides well-balanced living accommodation, comprising two generous reception rooms, a separate dining room, fitted kitchen, cloakroom and a bright conservatory overlooking the rear garden, creating an ideal space for both family life and entertaining.

The first floor hosts three well-proportioned bedrooms, including a spacious principal bedroom with its own en-suite shower room, alongside a modern family bathroom. The second floor is home to an impressive fourth bedroom with useful eaves storage, making it ideal as a guest suite, home office or teenager's retreat.

Outside, the property enjoys a large, enclosed rear garden, predominantly laid to lawn with a generous patio area perfect for outdoor dining and entertaining. To the front, there is a garage together with a driveway providing off-road parking for multiple vehicles.

Further benefits include uPVC double glazing throughout, a new gas-fired boiler installed this year, and the significant advantage of no onward chain.

Elm Park is one of Royal Wootton Bassett's most sought-after residential developments, particularly popular with families due to its peaceful surroundings and convenient access to local amenities. The thriving High Street offers an excellent selection of independent shops, cafés, restaurants, supermarkets and everyday services, while highly regarded primary and secondary schools are all within easy reach. The property also enjoys excellent transport connections, with Junction 16 of the M4 just a short drive away and Swindon railway station offering direct services to London Paddington.

Offering generous and versatile accommodation, a superb rear garden, excellent parking, and a desirable location, this is a fantastic opportunity to purchase a family home with plenty of space to grow, available with no onward chain.









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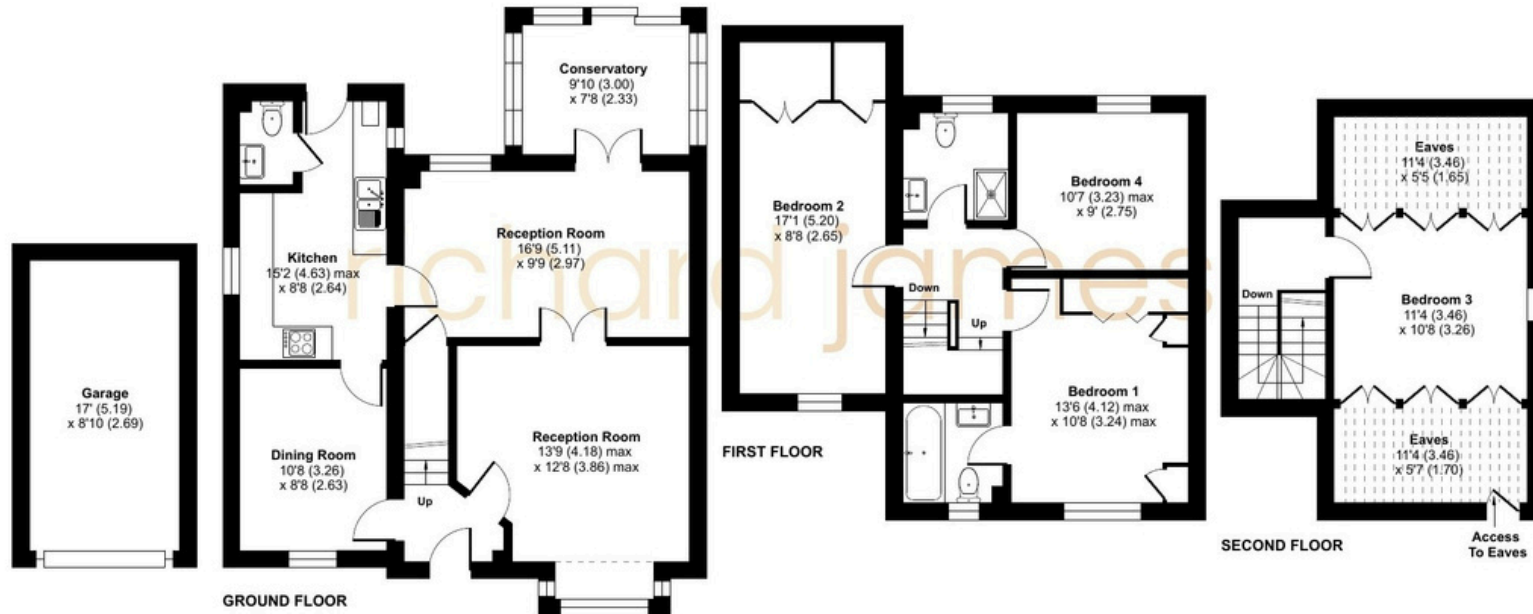
# Floorplans

Approximate Area = 1490 sq ft / 138.4 sq m  
 Limited Use Area(s) = 136 sq ft / 12.6 sq m  
 Garage = 150 sq ft / 13.9 sq m  
 Total = 1776 sq ft / 164.9 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). © nchecon 2026. Produced for Richard James. REF: 1473057

01793 855 117

rwb@richardjames.uk

139 High Street | Royal Wootton Bassett | SN4 7AY

richard james

richardjames.uk