



Southview, Marlowe Way, Royal Wootton Bassett, Swindon, SN4 8LG

**Guide Price £495,000**

**richard james**

Village & Country Homes





## Southview

### Royal Wootton Bassett

Freehold

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Nestled on the peaceful fringes of Royal Wootton Bassett, this well presented four-bedroom detached residence stands proudly in a sought-after non-estate location, offering a rare blend of privacy, elegance, and modern comfort.

From the moment you arrive, the home's kerb appeal is undeniable—a wide, block-paved driveway, pristine front lawn, and attractive double bay-fronted façade invite you in with charm and grace. The detached garage, side access, and gated boundary ensure both convenience and seclusion.

Step inside to a bright, airy entrance hall that sets the tone for the rest of the home: light-filled, inviting, and impeccably maintained. The spacious dual-aspect living room is the perfect family hub, complete with patio doors that open effortlessly to the beautifully landscaped garden—ideal for summer entertaining or quiet morning coffee.

The stylish, fully integrated kitchen flows seamlessly into the open-plan dining area, creating a social heart to the home where you'll love hosting family dinners or relaxed brunches. A separate utility room and downstairs cloakroom add practical convenience to the layout.

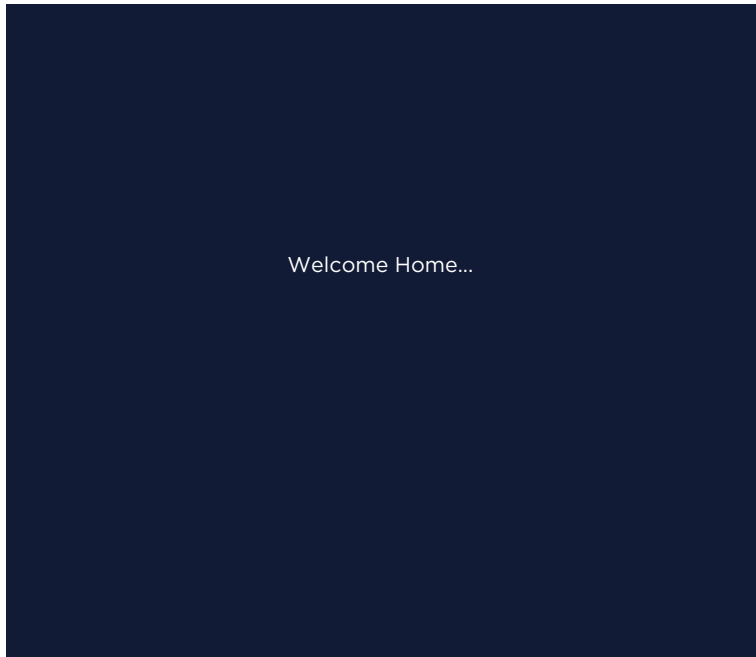
Upstairs, discover four generously sized bedrooms. The luxurious principal bedroom boasts a modern en-suite shower room, while a sleek main shower room serves the remaining three bedrooms, making busy mornings a breeze.

Outside, the private rear garden is meticulously landscaped with lush lawn, mature shrubs, and smart patio zones—perfect for al fresco dining, children's play, or simply unwinding in the sun.

This individually built home offers more than just a place to live—it's a lifestyle. Peaceful yet well-connected, stylish yet practical, this is the kind of home you'll fall in love with the moment you step through the door.

**Location Perks:** Royal Wootton Bassett's charming high street, excellent schools, and access to M4 links are all within easy reach, combining countryside living with everyday convenience.

















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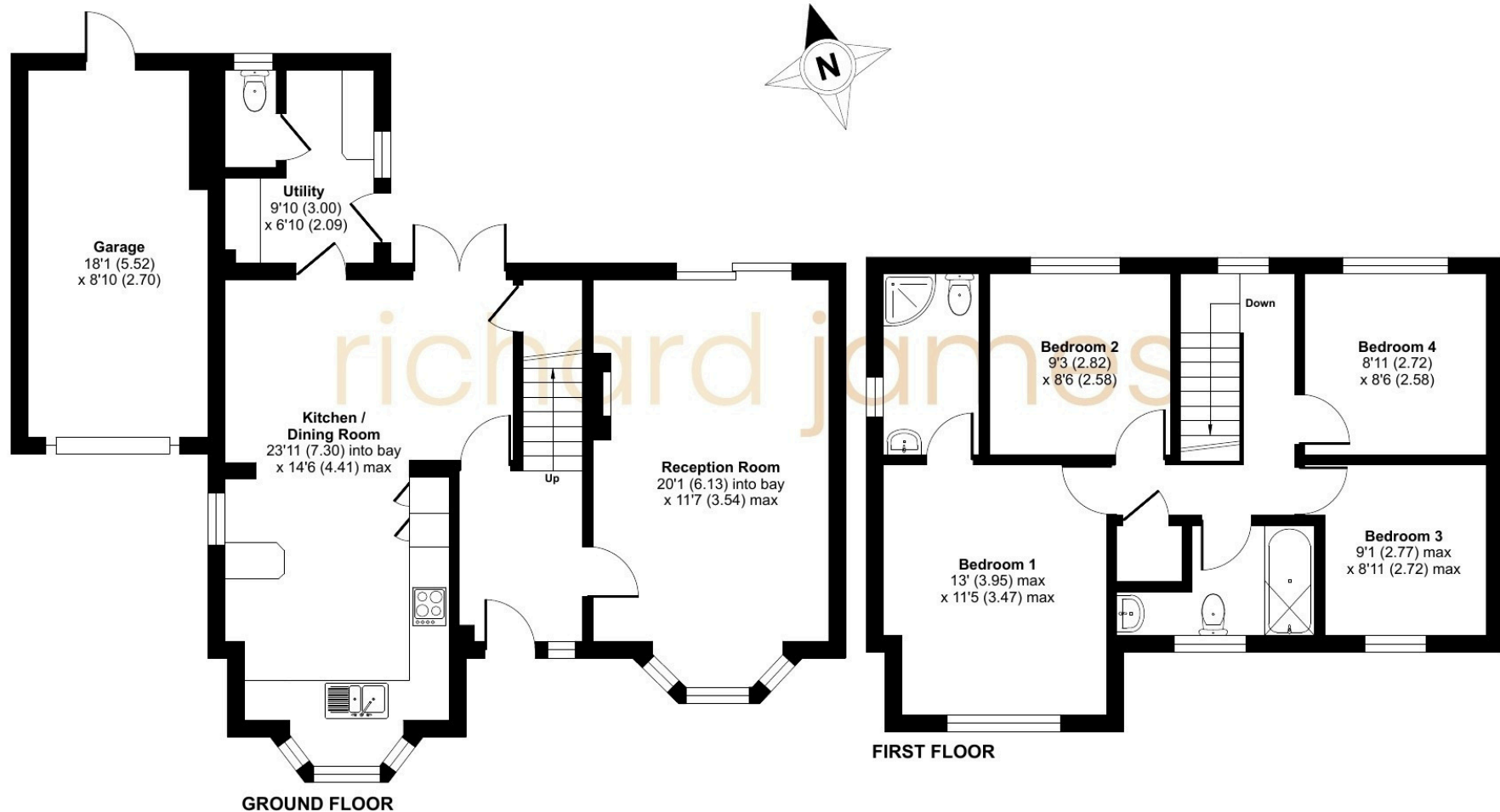
# Floorplan

Approximate Area = 1238 sq ft / 115 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 1398 sq ft / 129.8 sq m

For identification only - Not to scale



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