



Lakes View, Royal Wootton Bassett
Royal Wootton Bassett, SN4 7PB

STRAKERS

1 Lakes View, Wiltshire Retirement & Leisure Village, Vastern, Royal Wootton Bassett. Wiltshire. SN4 7PB

**** A THREE BEDROOM RETIREMENT HOME FOR OVER 55'S WITHIN A HIGHLY SOUGHT AFTER GOLF AND LEISURE VILLAGE ****

An exciting and rare opportunity for over 55's to buy and reside all year round as their main and only residence, within this highly regarded golf and leisure complex.

- Designed For Active Over 55's
- Golf & Leisure Complex
- Three Bedroom House
- Kitchen with Integrated Appliances
- Large Reception Room
- Off-Street Parking
- Air Source Heat Pump
- No Onward Chain

£285,000



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WITHIN A HIGHLY SOUGHT AFTER GOLF AND LEISURE VILLAGE

An exciting and rare opportunity for over 55's to buy and reside all year round as their main and only residence within this highly regarded golf and leisure complex. The property is well presented throughout and has a light and spacious feel from the moment you walk in. There is a useful downstairs cloakroom, a kitchen with built in oven, hob, dishwasher and washing machine and a large reception room to the rear with french doors opening out to a small courtyard. Upstairs, there are three bedrooms, including a master with en-suite shower room as well as a modern bathroom. Externally, there is off-street parking available for two vehicles. The beautiful Wiltshire Leisure Village offers a mixture of both retirement living and tourist accommodation and to date this is the first property of this design to come to the market without some of the restrictions attached to the tourist accommodation and can be occupied year round for those aged 55 or over.

Situation

Set within the grounds of 'The Wiltshire Leisure Village' offering an impressive and comprehensive range of leisure facilities to include a 27 hole golf course, 18m indoor swimming pool, air conditioned gym, cardio theatre, exercise classes, beauty spa, restaurant/lounge and hotel. The local town of Royal Wootton Bassett is easily accessible with a bus stop directly outside; whilst the attractive market towns of Marlborough, Malmesbury and Cirencester are only a short drive. Also within 40 minutes are the historic cities of Bath, Bristol, Swindon and Newbury, all with great shopping. The Avebury Circle, Barbury Castle, Silbury Hill and The White Horse are 15 minutes away, and Stonehenge no more than 45 minutes. For those who love walking or cycling, the Ridgeway runs between the leisure village and Reading, whilst the Westonbirt Arboretum draws visitors from all over the world.

Directions

From Royal Wootton Bassett, head towards Lyneham on the A3102. After around a mile, the entrance to The Wiltshire can be found on the left hand side. Having turned in to The Wiltshire, turn immediately left again and continue into the village.

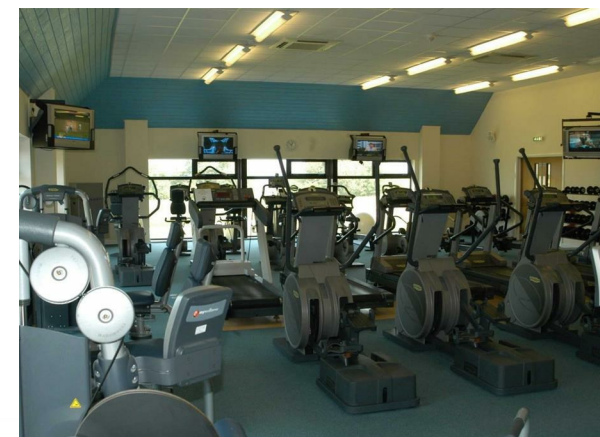
Property Information

Leasehold Property

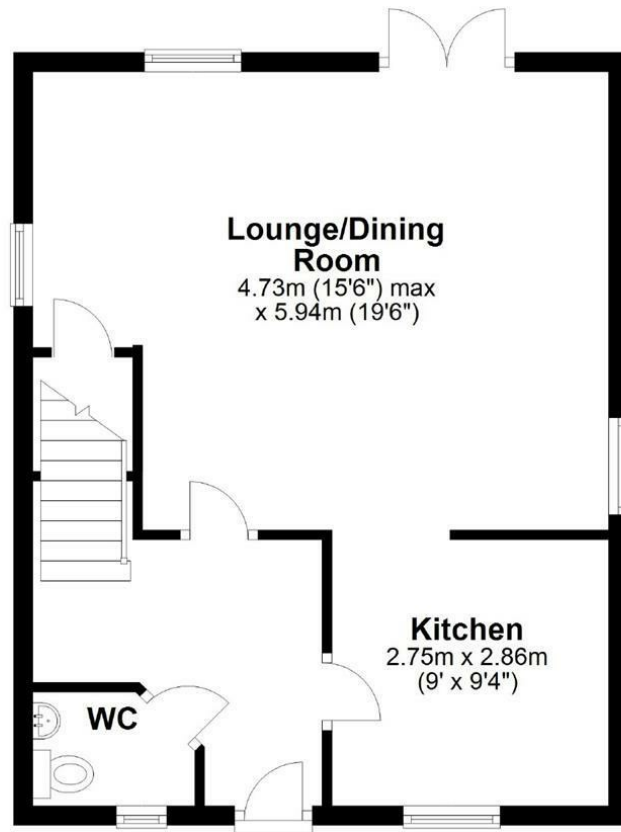
Ground Rent / Service Charge Payable

Air Source Heat Pump Heating

EPC Rating C



Ground Floor



First Floor

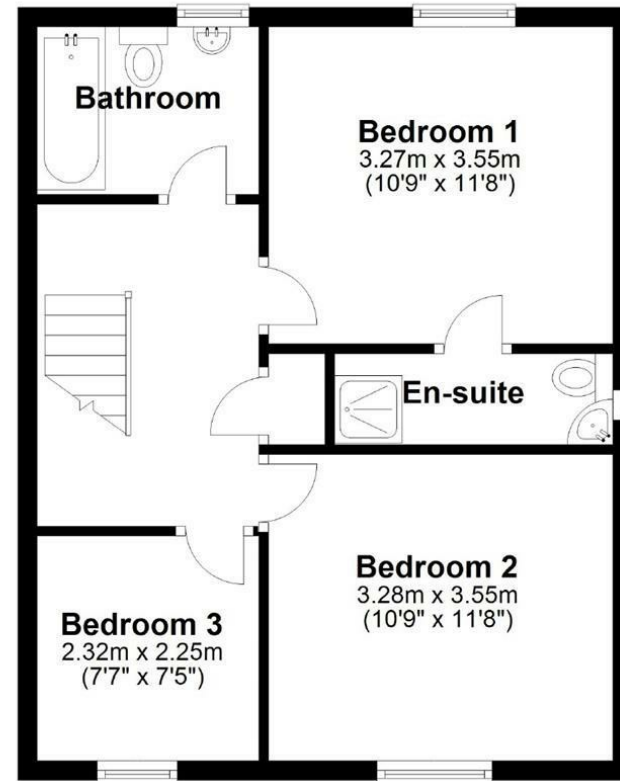


Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.

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