



The Coach House, Nore Marsh Road, Royal Wootton Bassett

**Guide Price £685,000**

**richard james**

Village & Country Homes

richard  
james





## The Coach House

Royal Wootton Bassett

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The Coach House is a rare and truly individual Grade II listed residence, steeped in history and charm, originally forming part of the neighbouring Manor House. Every corner of this exceptional property tells a story, with character features beautifully blended with modern comforts. Offering remarkably spacious and adaptable accommodation, it is perfectly suited to a variety of lifestyles — from growing families to those seeking an impressive home to entertain in. Offered with no onward chain for a smooth move.

Inside, the property unfolds across two levels, beginning with a welcoming entrance hallway that immediately hints at the warmth and elegance within. The dual-aspect living room is a showpiece in itself — flooded with natural light. A separate formal dining room offers the perfect setting for hosting, while the kitchen/breakfast room is generously proportioned, complete with integrated appliances and ample space for informal family meals.

Also on the ground floor, a highly versatile double bedroom with a beautifully refitted en-suite bathroom offers flexibility for use as a guest suite, office, or hobby room — ideal for multi-generational living or visiting friends. A cloakroom completes this level.

Upstairs, the sense of space and charm continues with three further generous double bedrooms, all showcasing stunning vaulted ceilings and exposed beams.

The principal bedroom benefits from its own en-suite, while a stylish family bathroom serves the remaining rooms. Bedroom four includes fitted storage, and there is also extensive eaves storage, ensuring practicality matches beauty.

Externally, the property occupies a wonderful plot, with the frontage making an unforgettable first impression — a long, private, gated driveway leads you towards the home, creating a true sense of arrival. The rear garden is both private and expansive, predominantly laid to lawn with a patio area perfect for summer dining. Additional parking to the side complements the off-road driveway parking for multiple vehicles at the front.





A home of this calibre, with such history, presence, and flexibility, rarely becomes available. Situated in the vibrant market town of Royal Wootton Bassett and within easy reach of the M4 and Swindon railway station, providing direct links to London Paddington, the property is perfectly positioned for modern family life. Excellent local schools, including Lydiard Millicent CofE Primary and Bradon Forest, along with Cirencester College, are nearby. The town also offers a range of shops, cafes, restaurants, and leisure facilities, all set within a friendly and welcoming community. The Coach House is more than just a place to live. Welcome Home...

























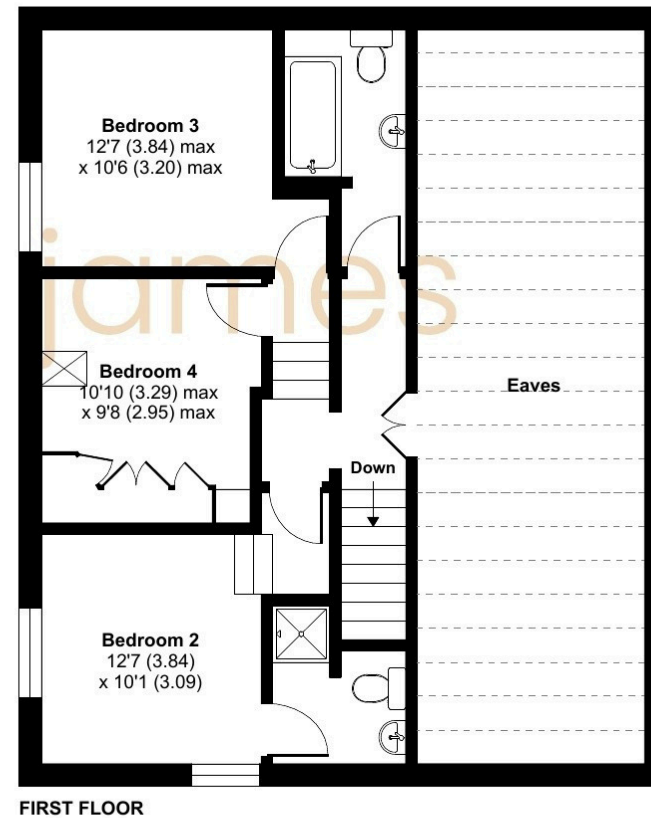
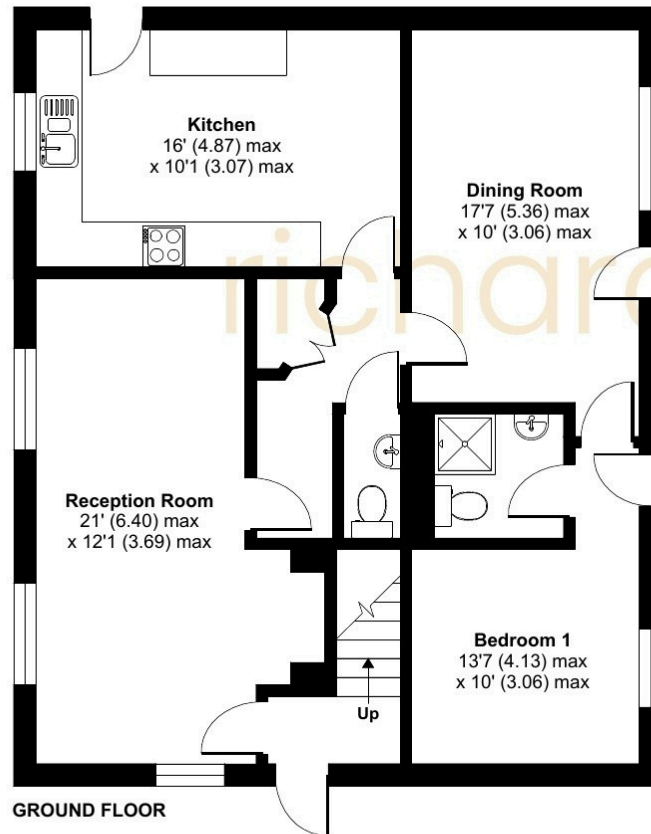
# Floorplan



Total = 1722 sq ft / 160 sq m

For identification only - Not to scale

Denotes restricted  
head height



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