



**67 Lye Common, Christian Malford, SN15 4BH**

**£675,000**

Welcome to this charming detached house located in the picturesque village of Christian Malford. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With five bedrooms and two bathrooms, there is ample space for everyone in the household. Situated in a serene village setting, this property offers the convenience of a nearby post office, pub and primary school, ideal for families with young children. The mature garden provides a tranquil outdoor space where you can unwind and enjoy the beauty of nature. The house features a fitted kitchen, ensuring modern convenience and style. Additionally, the intruder alarm system offers peace of mind and security. With parking available for up to four vehicles, you'll never have to worry about finding a spot for your car. Don't miss the opportunity to make this lovely property your new home in the heart of the English countryside.



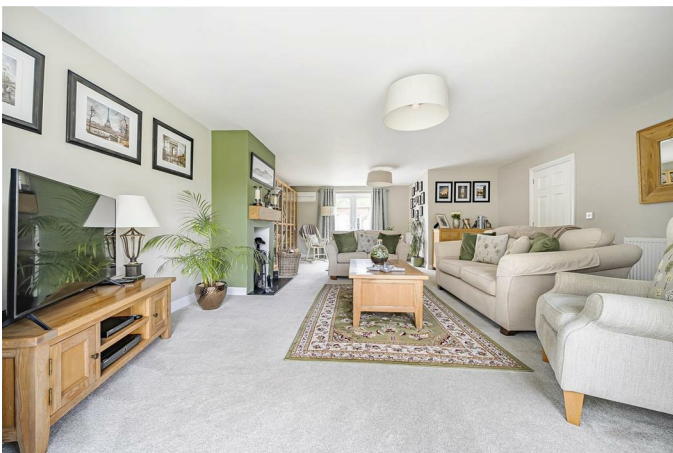
## Entrance Hall

Composite door leading into the entrance hall, with tiled floor, coat hooks and shoe store, doors to kitchen and cloakroom.

## Living Room



Double glazed French doors to garden and patio, further double glazed doors to front, cast iron wood burning stove, three radiators, air con unit, the floor covering is carpet, however there is oak wood floor beneath if required.



## Study / Snug



Double glazed window overlooking garden, radiator, the floor covering is carpet, however there is oak wood floor beneath if required.



## Kitchen / Diner / Family Room



Fitted Kitchen three double glazed windows and double glazed bay window with bench seat and storage under, work tops with a range of base units and wall cupboards, integrated appliances include: AEG fridge/freezer, separate AEG freezer, Bosch dishwasher, Bosch washing machine, space for range style cooker, 'Rangemaster' cooker hood, ceramic sink, radiator and plinth heater, oak flooring, wall tiling, door to understairs cupboard, rear lobby and study/snug.







### Rear Lobby

Double glazed French doors to rear garden with timber flooring, radiator, stairs to first floor.

### Cloakroom

Obscured double glazed window, low level WC, hand basin, tiled floor, radiator.

### Landing

Doors to all bedrooms and bathroom, twinned access to loft space, double glazed window and two radiators.

### Master Bedroom



Double glazed window, radiator, door to en suite.

### En Suite Shower



Double glazed window, fully tiled double shower cubicle with glazed screens, hand basin with cupboard under, low level WC, radiator/towel rail.

### Bedroom Two



Double glazed window, radiator, air con unit.

### Bedroom Three



Double glazed window, radiator, large overstairs storage cupboard.



## Bedroom Four



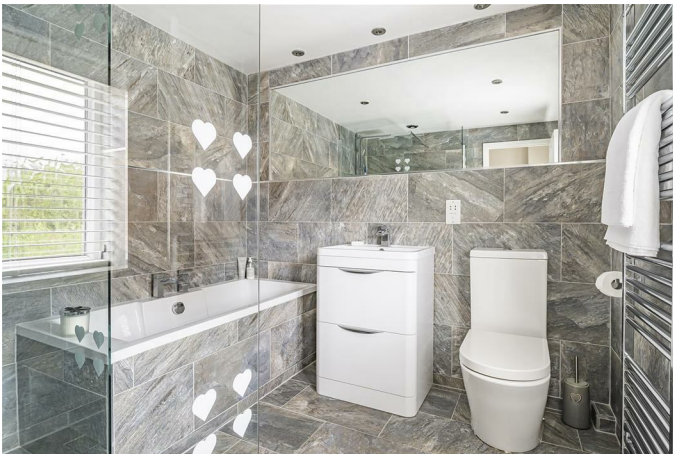
Double glazed window, radiator, built in wardrobe.

## Bedroom Five



Double glazed window, radiator, fitted wardrobe.

## Modern Bathroom



Obscured double glazed window, bath, hand basin with cupboard under, low level WC, fully tiled shower cubicle, radiator.

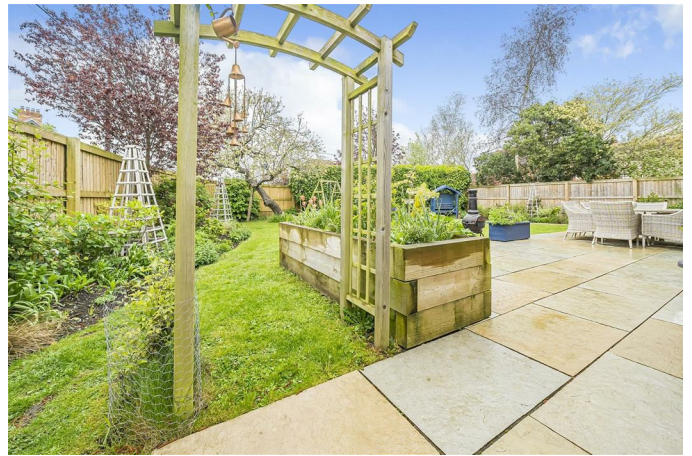
## Outbuilding / Utility

Utility with oil fired boiler (Approx 2 years), hot water cylinder, water softener, 'Belfast' ceramic sink, plumbing and space for washing machine, space for tumble dryer, space for fridge/freezer.

## Outside



## Side & Rear



Attractive garden, laid mainly to lawn and enclosed, large patio area, raised sleeper flower beds, garden shed.

## Front Garden

Driveway providing off road parking for several cars, shingled area, courtyard seating with Summer house.



## Tenure

GOV.UK advise Freehold

## Council Tax Band

GOV.UK advise Band E

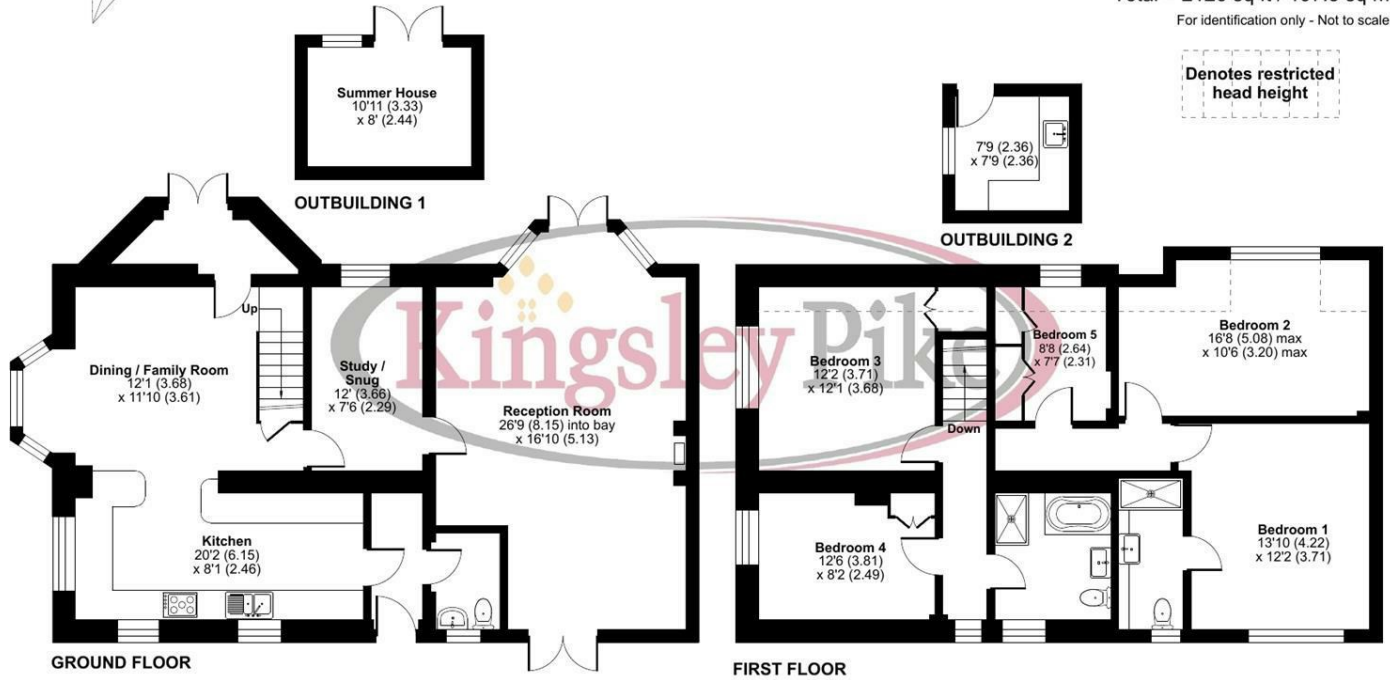


# Floor Plan

## Lye Common, Christian Malford, Chippenham, SN15

Approximate Area = 1908 sq ft / 177.2 sq m  
 Limited Use Area(s) = 71 sq ft / 6.5 sq m  
 Outbuildings = 147 sq ft / 13.6 sq m  
 Total = 2126 sq ft / 197.3 sq m

For identification only - Not to scale

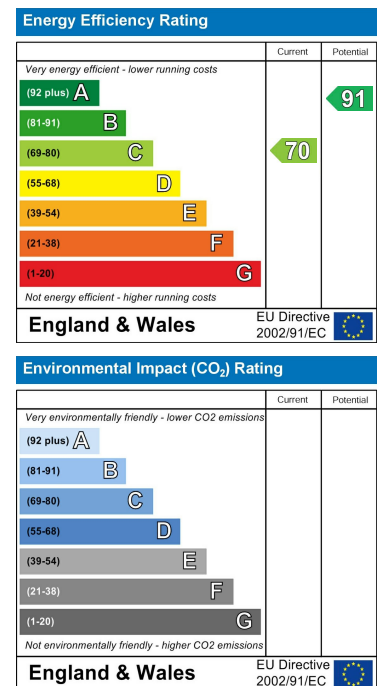


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Kingsley Pike. REF: 1117519

# Area Map



# Energy Efficiency Graph



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