



Connells

St. Michaels Close
Lyneham CHIPPENHAM

St. Michaels Close Lyneham CHIPPENHAM SN15 4NZ

for sale offers over
£450,000



Property Description

Beautifully Presented Family Home with Stunning Views.

Set within the charming village of Lyneham, this beautifully presented family home offers spacious and versatile accommodation arranged over three floors, perfectly suited to modern family living.

The ground floor welcomes you with a spacious entrance hall and a convenient WC. A bright and airy dual-aspect sitting room provides a relaxing retreat, while the heart of the home lies in the extended kitchen/dining room—ideal for entertaining and everyday family life. A large utility room adds further practicality and storage.

Upstairs, the first floor hosts four generously sized bedrooms, including a guest bedroom with en-suite, and a stylish family bathroom. The top floor is dedicated to a luxurious master suite, complete with dressing area and private en-suite, offering a peaceful sanctuary with elevated rural views.

Occupying a generous plot, the property enjoys stunning countryside views, creating a tranquil setting with ample outdoor space.

Lyneham itself offers a range of local shops, cosy cafés, pubs, and essential services including a medical centre and veterinary clinic. The REME Museum and nearby walking trails provide cultural and recreational opportunities.

There are excellent road connections via the recently reopened B4069 and proximity to the M4 make commuting to Chippenham, Swindon, Bath, and Bristol straightforward.

Ground Floor

Hallway

Entrance door to front. Stairs to First floor. Door to Kitchen/Diner. Door to Cloakroom.

Cloakroom

Suite comprising low level WC and wash hand basin. Window to front.

Kitchen/Diner

21' 3" x 18' 4" (6.48m x 5.59m)

Beautifully refitted kitchen comprising a range of matching base and wall units with complementary work surfaces over with integrated oven and hob. Part tiled walls. Breakfast bar. Tiled flooring. Window to front. Ceiling spotlights. Kick board lighting. Breakfast bar. Door to Utility Room. Double doors opening through to the Lounge. French doors leading to the rear garden.

Utility Room

11' 4" max x 9' 2" max (3.45m max x 2.79m max) Fitted with a range of base and wall units with work surfaces, sink and drainer. Plumbing for washing machine. Window to side. Door to rear garden.

Lounge

18' 4" x 13' 1" (5.59m x 3.99m)

Dual aspect room with window to front and bay window to rear. Feature fireplace. TV point.

First Floor

Landing

Stairs from Ground Floor. Stairs to First Floor. Window to front.

Bedroom Two

11' 8" x 10' 7" (3.56m x 3.23m)

Window to rear. Door to Ensuite

Ensuite Shower Room

Suite comprising low level WC, wash hand basin and shower cubicle.

Bedroom Three

9' x 11' 8" (2.74m x 3.56m)

Window to rear.

Bedroom Four

11' 10" x 8' 11" (3.61m x 2.72m)

Window to rear.

Bedroom Five

9' 2" x 9' 1" (2.79m x 2.77m)

Window to front. Built in wardrobe.

Family Bathroom

Suite comprising low level WC, wash hand basin and bath. Part tiled walls. Heated towel rail.

Second Floor

Master Bedroom Suite

Irregular Shaped Room 26' 6" max x 14' 3" max (8.08m max x 4.34m)

Stunning top floor bedroom with sloping ceilings and ceiling skylights. Bay window to rear. Dressing area with built in triple wardrobes and window to rear.

Ensuite

Suite comprising low level WC, vanity wash hand basin and central shower cubicle. Window to rear.

Outside

Front

Laid to driveway providing parking for several vehicles.

Rear Garden

Well established mature garden to the rear with tree and shrub borders. Mainly laid to lawn. Decking and patio areas. Garden shed.





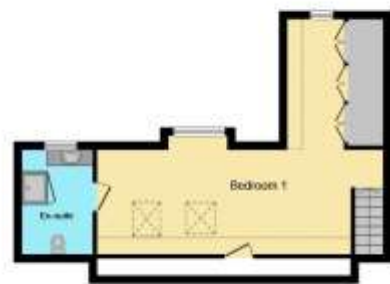




Ground Floor



First Floor



Second Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01249 652 476
E chippenham@connells.co.uk

59 Market Place
 CHIPPENHAM SN15 3HL

EPC Rating: Awaiting
 Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/CHM305286



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CHM305286 - 0003