



strakers

📍 Plot 31, The York Lackham Place, Rowden Park Garden Village,  
Chippenham, SN15 2NU

In branch | Online | On the move  
[strakers.co.uk](https://strakers.co.uk)

📍 Plot 31, The York Lackham Place, Rowden Park Garden Village, Chippenhams, SN15 2NU

💷 £467,000

The York is a spacious home at 1287 sqft offering an open-plan kitchen/dining area, a separate living room and a utility. On the first floor is an en-suite main bedroom, three further bedrooms in addition to a modern family bathroom.

- Air Source Heat Pump and an Electric Car Charger
- Open Plan Kitchen/Dining Area
- Master with an En-Suite
- High Specification Homes
- The York is a spacious 4 Bed Detached at 1287sqft
- Single Garage & Parking
- Access to Motorway and Train Station
- Popular Schooling Nearby
- Access to Open Spaces

🏠 Freehold

🏠 EPC Rating B



All Showhome viewings at Lackham Place are pre booked by appointment.  
Please kindly call 01249 652717 to book an appointment.

'The York' is a spacious four bedroom detached home built to a high standard of specification throughout. Internally, the accommodation is arranged over two floors and boasts a contemporary kitchen and dining room together with a separate living room and a utility. On the first floor is an en-suite main bedroom and a further three bedrooms in addition to a family bathroom. Externally there is a single garage and parking. This property benefits from an Air Source Heat Pump and an Electric Car Charger.

Please contact Strakers to arrange a visit to the exciting 'Lackham Place' Development by Redcliffe Homes. Comprising a range of two, three, four bedroom homes and offering swift and easy access to the A4, the M4 Motorway and Chippenham station (with direct rail connections to Reading and London).

#### **Situation**

Redcliffe Homes is delighted to welcome you to Lackham Place, Rowden Park Garden Village, a new collection of individually designed 2, 3 and 4-bedroom homes.

Lackham Place is nestled among picturesque countryside and just a stones throw away from the beautiful thriving market town of connections, enjoying the very best of town and country living.

An ideal base to explore Wiltshire and the Cotswolds.

#### **Accommodation**

##### **GROUND FLOOR**

Kitchen/

Dining Area 7504mm x 3678mm 24' 7" x 12' 1"

Living room 4586mm x 3455mm 15' 1" x 11' 4"

##### **FIRST FLOOR**

Bedroom 1 4281mm x 3454mm 14' 1" x 11' 4"

Bedroom 2 4476mm x 3030mm 14' 8" x 9' 11"

Bedroom 3 3926mm x 2510mm 12' 11" x 8' 3"

Bedroom 4 2928mm x 2605mm 9' 7" x 8' 7"

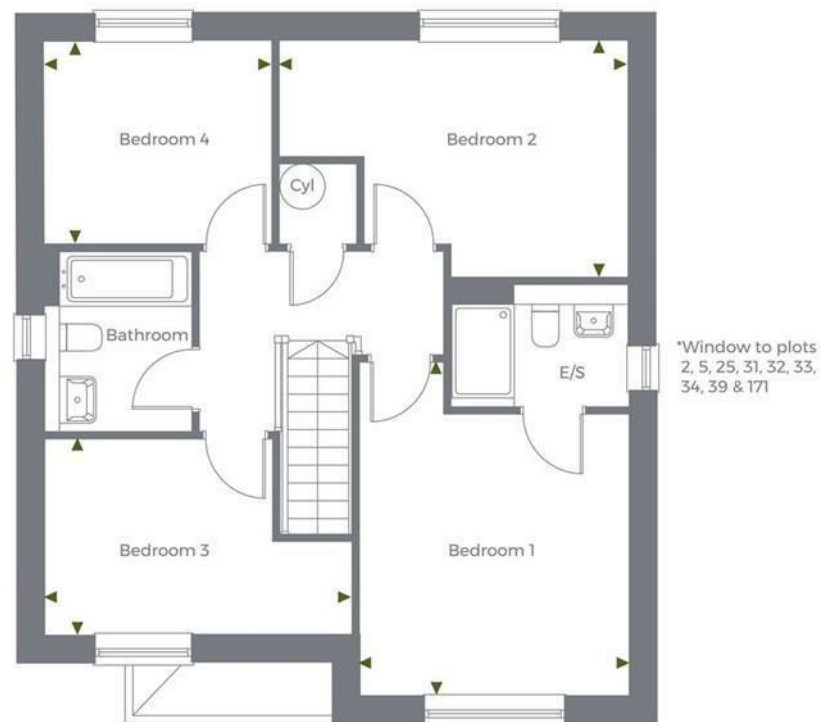
**TOTAL AREA: 1287 SQ FT | 119.6 SQ M**

The room sizes shown are taken from the dimension arrows on the floor plans, and a tolerance of +/- 50mm is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the Sales Advisor. These floor plans are a guide only and may be subject to change. Total area is approximate only. Computer generated image indicative only.

#### **Agents Note**

NB - Computer generated images (CGI), photographs, internal and external room layouts, house layouts and site plans are produced in good faith and are intended to give potential customers a flavour of each particular house type. They do not necessarily represent specific plots or developments and actual external finishes. Plot sizes and landscaping will vary. For details of specific plots, please refer to the sales consultant.





Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.