





📍 1 The Banks, Lyneham, Wiltshire, SN15 4NT

💷 £800,000

A substantial, extended, executive detached family home, offering over 2600sq ft of accommodation, and occupying a private 0.5 acre plot, benefitting from four bedrooms, three reception rooms, three bathrooms, detached garage and off-road parking for multiple vehicles; superbly positioned in a popular village with easy access to Chippenham & Swindon.

- Substantial, Executive Detached Family Home
- 0.5 Acre Plot, Large Wrap-Around Gardens
- Extended & Sympathetically Improved, 2600 sq ft of Accommodation
- Spacious & Highly Versatile Living Arrangements
- Four Bedrooms
- Three Reception Rooms & Conservatory
- Three Bathrooms & Cloakroom
- Detached Garage & Further Sheds, Large Driveway with Electric Gated Access
- Solar Power & Battery Storage
- Desirable Village, Easy Access to Chippenham & Swindon

🏠 Freehold

🏠 EPC Rating D





Occupying a wonderful 0.5 acre plot, is this extensive, executive detached family home, which is superbly positioned within the highly desirable village of Lyneham, which offers easy access to both Chippenham and Swindon. The property has been sympathetically improved by the current owners, including multiple extensions, to create a spacious (2600 sq ft) and versatile home, that is both stylish and high-quality, perfectly suiting the demands of modern family life.

The internal accommodation is arranged over two levels, and briefly comprises; entrance hall, cloakroom, dual-aspect sitting room with dual fuel stove, stunning vaulted garden room with views over the wrap-around gardens, kitchen / diner, conservatory, utility room, and secondary sitting room, on the ground level.

To the first floor are the four bedrooms, including the principal suite, consisting of large vaulted bedroom with dual-aspect, Juliet balcony and Velux windows, and large en-suite shower room. The main guest room also benefits from its own private en-suite wet room, with the family bathroom, which offers both bath and separate shower unit, available to the final two bedrooms.

Externally the property benefits from the aforementioned wrap-around gardens, which are private and fully enclosed. The main section of the garden is laid predominantly to lawn, with multiple smaller patio seating areas, perfectly positioned to account for the suns position throughout the day. There is a detached garage, which is larger than a traditional single in size, multiple sheds for storage, and a large driveway for multiple vehicles, accessed via a private, electric gated entrance.

Further benefits include:

- Solar Power & Battery Storage
- Electric Powered Velux Windows
- New Oil Tank 2024

### Situation

Lyneham is a popular village on the edge of the Dauntsey Vale offering numerous amenities to include two supermarkets, restaurant, public houses and a primary school. The village is conveniently located in the heart of the Wiltshire countryside yet within easy reach of the thriving towns of Royal Wootton Bassett, Calne and Chippenham and close to M4 J.16 and Swindon with it's mainline rail links to London Paddington and Bristol.

### Property Information

Tenure: Freehold

Council Tax Band: E

EPC Rating: D

Mains Electricity, Water & Drainage

Oil Fired Central Heating

Solar Power & Battery Storage



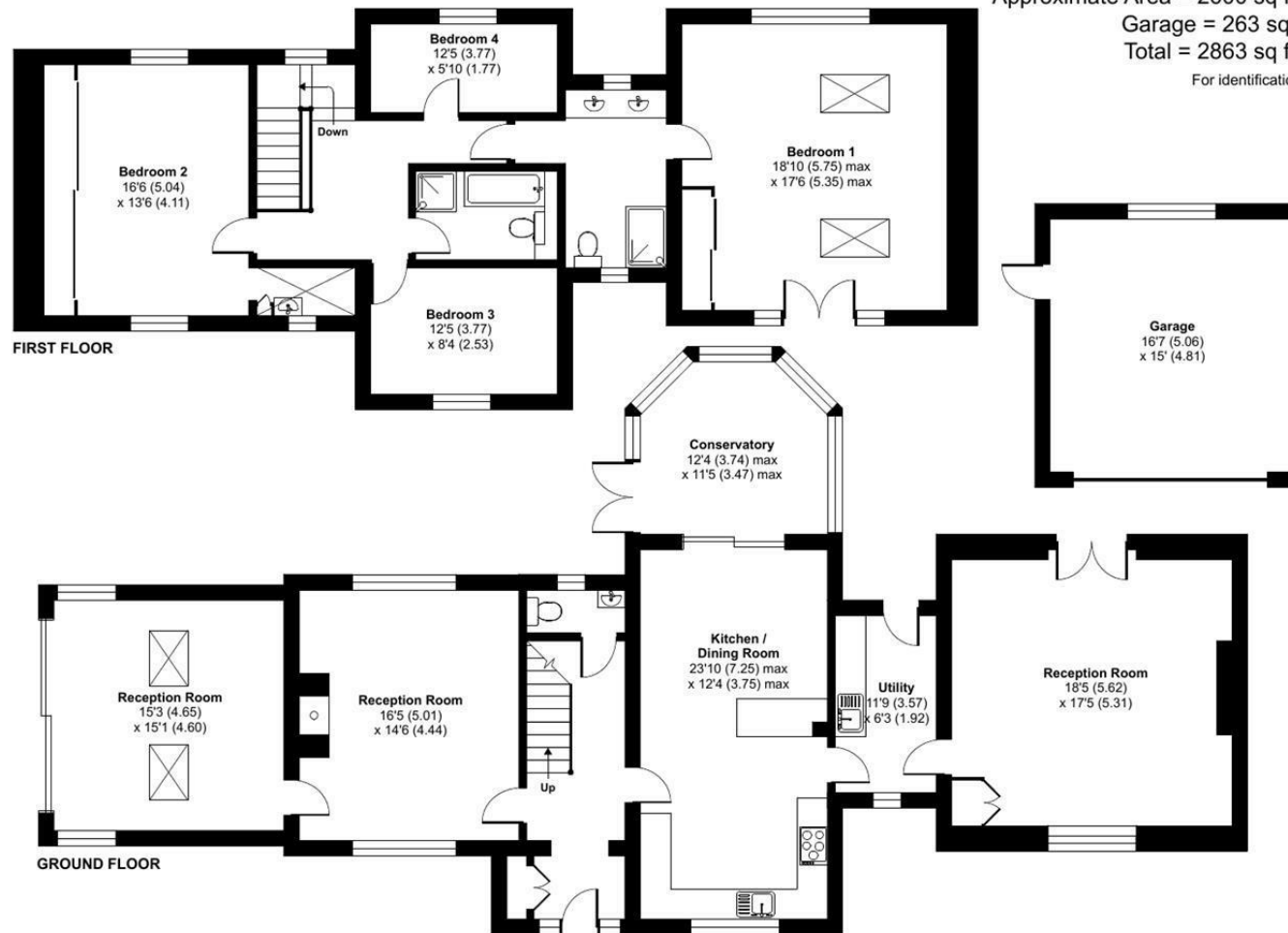
# The Banks, Lyneham, Chippenham, SN15

Approximate Area = 2600 sq ft / 241.5 sq m

Garage = 263 sq ft / 24.4 sq m

Total = 2863 sq ft / 265.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Strakers. REF: 1355457

**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.