

Lillybrook Estate, Lyneham, Chippenham, SN15 4AA

01793 840 222 | alan**hawkins**.co.uk

alan hawkins

alan hawkins

PROPERTY SALES & LETTINGS



- Stunning Park Home
- 46ft x 20ft
- Garage + 2 Car Parking
- Solar Panels
- Highly Recommended
- Arguably one of the best positions on site
- Stunning Garden with Decked Terrace
- Air Source Heat Pump
- No Onward Chain

alan hawkins
PROPERTY SALES & LETTINGS

114 Lillybrook Estate, Lyneham
Chippenham, SN15 4AA

£250,000

An impressive 2015 Omar park home, beautifully positioned on a desirable corner plot at the edge of this highly sought-after, family-run site for the over-50s.

This delightful and generously proportioned home (46ft x 20ft) is finished to a high specification throughout and features a stunning raised composite decked veranda with a glass balustrade, offering picturesque views over the garden backing onto Lilly Brook.

Internally, the property offers a welcoming entrance hallway with cloak storage, leading into a bright and spacious L-shaped lounge/diner with double French doors opening onto the veranda–perfect for relaxing or entertaining. The well-appointed kitchen includes integrated appliances and a mid-height oven for convenience.

There are two generous double bedrooms, with the principal bedroom benefiting from a walk-in wardrobe and a stylish en-suite shower room. A modern main bathroom completes the interior.

Externally, the home enjoys beautifully maintained, well-stocked gardens of generous proportions. There is a garage with driveway parking, as well as an additional driveway to the front of the property.

Further benefits include solar panels, air source heat pump central heating, and enhanced wall insulation exceeding building standards at the time of construction.

Offered chain free, this exceptional home is ready to move into. Early viewing is highly recommended.



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax:

Tax Band A For year 2026/27 = £1612.75
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

Tenure

Mobile Homes Act 1983

Pitch Fee: £676.37 (inc garage) per qtr

Flood Risk: Very Low
Internet Speeds: Up to 100 mbps
Water + Waste: Mains
Gas: None
Electric: Mains










alan
hawkins
PROPERTY SALES & LETTINGS


alan
hawkins


alan
hawkins
PROPERTY SALES & LETTINGS


alan
hawkins
PROPERTY SALES & LETTINGS

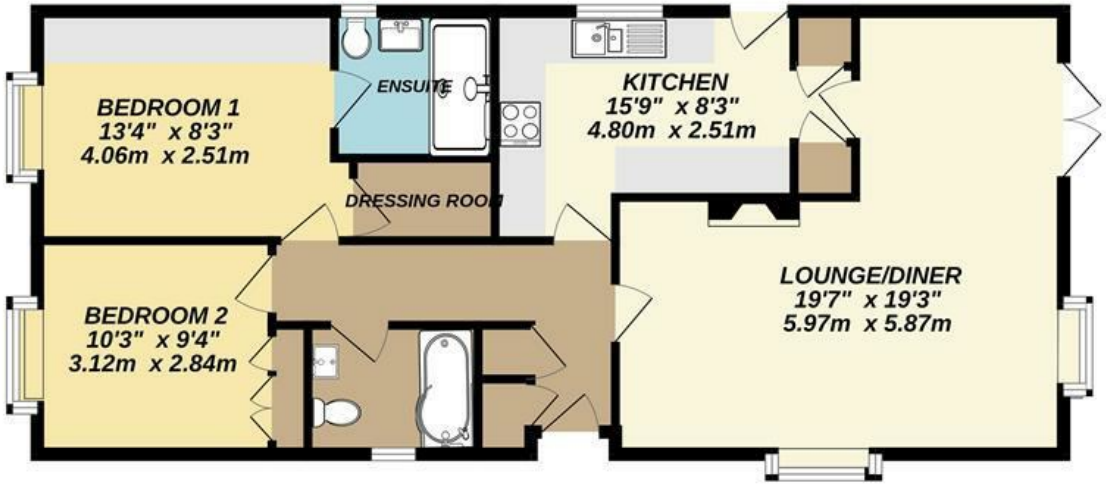




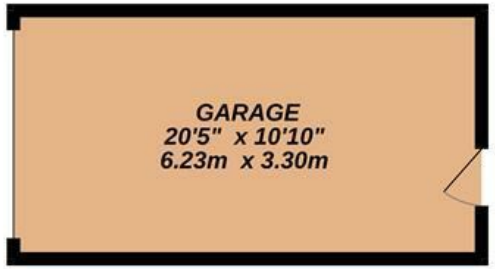


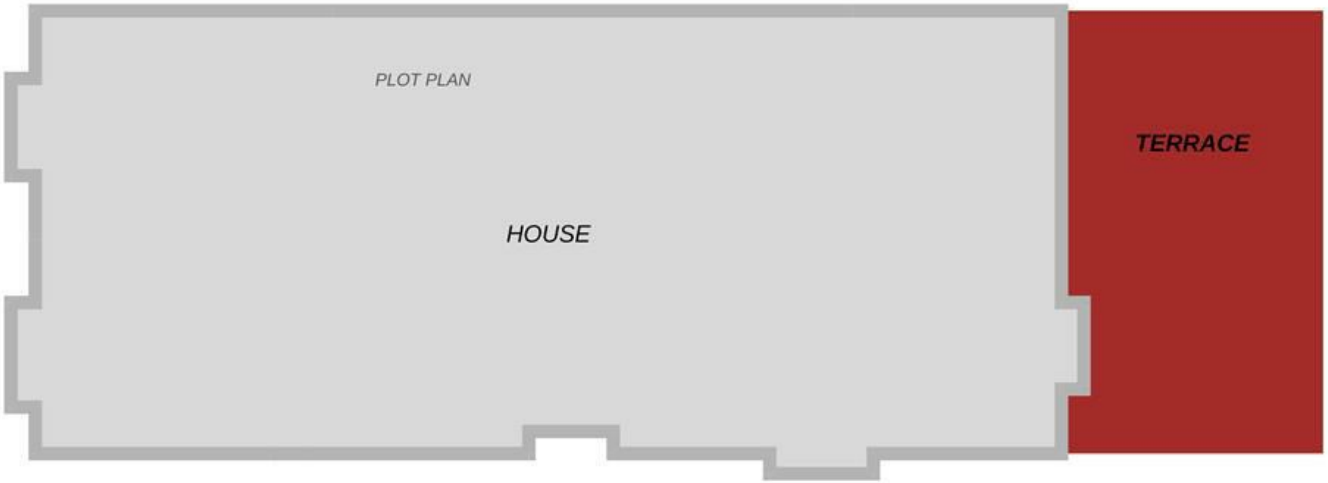


GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.



1ST FLOOR
222 sq.ft. (20.6 sq.m.) approx.







TOTAL FLOOR AREA : 1097 sq.ft. (101.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

alan hawkins

PROPERTY SALES & LETTINGS

01793 840 222 | alan**hawkins**.co.uk

Alan Hawkins
26/26a High Street,
Royal Wootton Bassett
Wiltshire, SN4 7AA

Disclaimer: These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not tested any apparatus, equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

THE GUILD PROPERTY PROFESSIONALS

safeagent

The Property Ombudsman