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St. Josephs Way, Lyneham, SN15 4FA

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PROPERTY SALES & LETTINGS



- Four Bedroom Detached
- Private Rear Garden
- 20ft Dual Aspect Kitchen & Utility Room
- En-Suite Shower Room
- uPVC Double Glazing
- Garage & Driveway Parking
- 20ft Dual Aspect Living Room
- Downstairs WC
- Gas Radiator Central Heating

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ESTIMOTE

2 St. Josephs Way Lyneham, SN15 4FA

Offers in excess of £785,000

A well presented four double bedroom detached home with garage, driveway parking and a private, south-facing rear garden, tucked at the end of a cul-de-sac setting in the village of Lyneham.

Well-proportioned throughout, the ground floor layout features an entrance hall with under-stairs storage and downstairs cloakroom, an impressive 20ft dual-aspect living room with French doors opening onto the garden, and a spacious 20ft kitchen/diner complete with integrated appliances. A separate utility room off the kitchen provides additional access to the garden.

Upstairs, a generous landing leads to four double bedrooms, including a principal bedroom with built-in wardrobes and an en-suite shower room. A modern family bathroom completes the first floor.

Externally, the home benefits from a fully enclosed, south-facing rear garden offering excellent privacy, with a lawn and patio area ideal for outdoor entertaining. A side door leads directly into the detached garage, which includes power, lighting, and overhead storage. Gated side access connects to the driveway and front of the property.

Additional highlights include uPVC double glazing and gas radiator central heating throughout.

For more information or to book a viewing, contact Alan Hawkins Property Sales on 01793 840222.

Energy Efficiency Rating (England & Wales)



Viewings

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

Council Tax: Wiltshire Council

Tax Band D For year 2025/26 = £2303.83
For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Electric - Mains

Waste Water - Mains

Water - Mains

Heating - Mains Gas

Internet - Full Fibre 1600 M/bps Broadband Available

Yearly Estate Service of £357.59

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

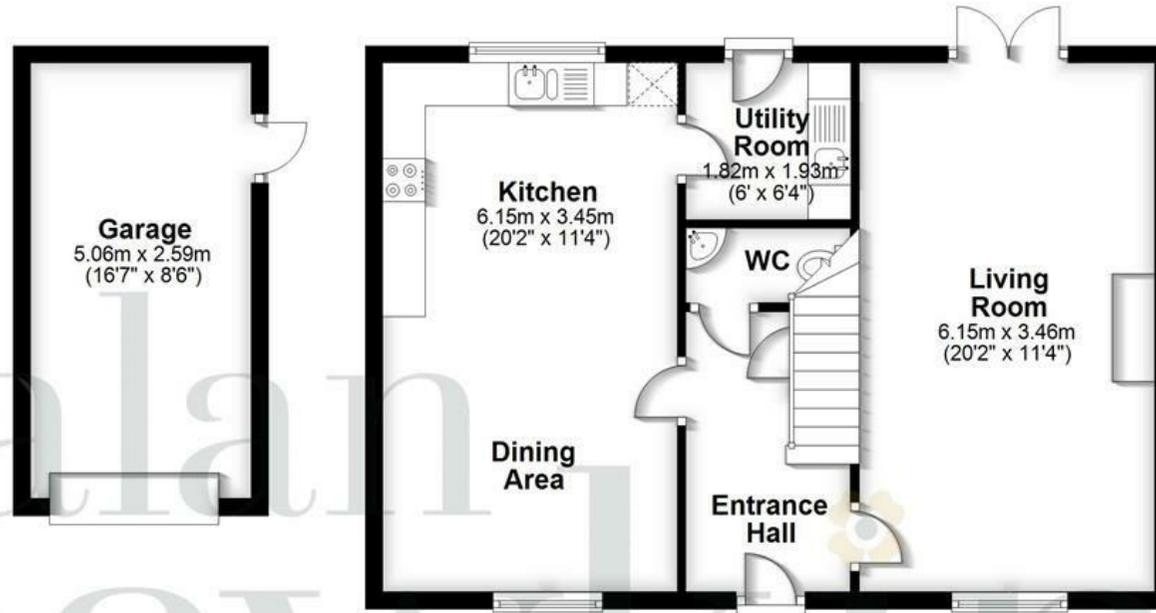






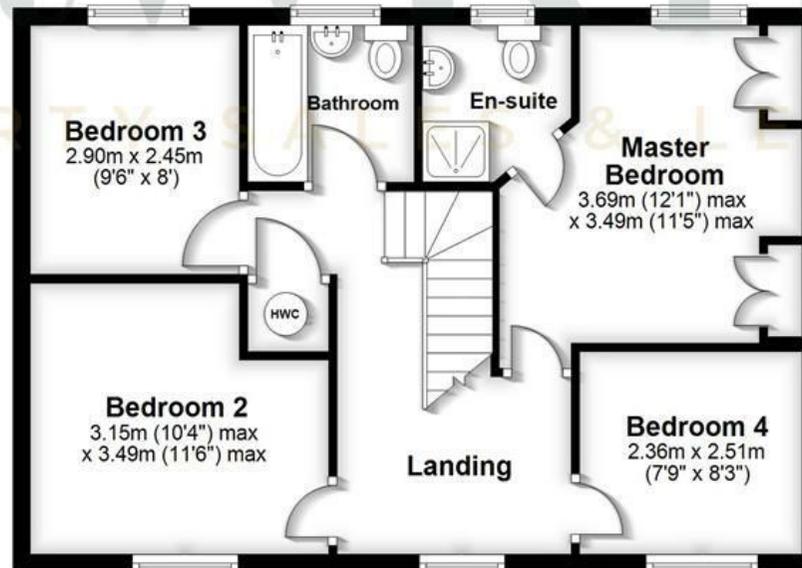
Ground Floor

Approx. 68.7 sq. metres (739.4 sq. feet)



First Floor

Approx. 55.4 sq. metres (596.7 sq. feet)



Total area: approx. 124.1 sq. metres (1336.1 sq. feet)

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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.



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