The Green, Lyneham, SN15 4PD

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- Stunningly Renovated
- 3 Bedrooms
- Stunning Kitchen with Integrated Appliances and Granite Worktops
- Log Burning Stove
- c4 Car Parking
- High Quality Finish Throughout
- 2 Receptions
- Marble Hearths
- Canopied Patio Seating Area
- No Onward Chain

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83 The Green
Lyneham, SN15 4PD

£400,000

Welcome to this beautifully renovated three-bedroom detached stone cottage, combining period charm with high-quality contemporary finishes. Situated in the thriving village of Lyneham, the property enjoys a convenient location between Royal Wootton Bassett, Calne and Chippenham.

The accommodation begins with a bright entrance porch, thoughtfully added to provide practical storage, leading through to an impressive dining/family room. Immediately apparent is the exceptional standard of finish throughout. This welcoming space features a striking corner log-burning stove with a marble hearth and mantel, integrated log store and attractive tiled flooring, creating a warm focal point for everyday living.

Positioned within the 1970s extension, the stylish kitchen has been beautifully refitted with a range of quality units, integrated appliances and luxurious Cloudburst granite worktops, complemented by matching upstands and window sills. A cosy snug provides a second reception room, complete with a feature fireplace recess and marble hearth, while double French doors open directly onto a covered patio, offering an ideal space for outdoor dining and entertaining.

The first floor offers three well-proportioned bedrooms. The generous principal bedroom retains a character fireplace, while the remaining bedrooms are served by a beautifully appointed family bathroom, finished to the same exacting standard found throughout the home.

Externally, the property benefits from a newly laid gravel driveway providing off-road parking for up to four vehicles, accessed via a small byway. A gated side entrance leads to the generous rear garden, which has been newly landscaped with fresh turf and is enclosed by attractive modern red brick walling, creating a private and secure outdoor space.

This exceptional cottage has been sympathetically modernised whilst retaining its character, offering a rare opportunity to purchase a beautifully finished home in a popular village location. Early viewing is highly recommended.

Viewings

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

Council Tax: Wiltshire Council

Tax Band E For year 2024/25 = £2829.04
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

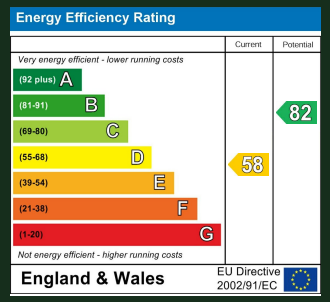
Tenure

Freehold

Services:

Drainage: Mains
Central Heating: Oil Fired & Electric Under Floor
Flood Risk- None (Environment Agency)
Internet Speeds: Up to superfast 100 mbps (Ofcom)

Energy Efficiency Rating (England & Wales)



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GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.

1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.

TOTAL FLOOR AREA : 985 sq.ft. (91.5 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.
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