



Lillybrook Estate, Lyneham, SN15 4AA

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- Exquisite 48 x 20 Park Home
- Glass Room Extension With Balcony
- Home Office/Study
- En-Suite Shower Room & Walk In Wardrobe
- Privately Owned Solar Panels

- Stunning Elevated Far Reaching Views
- Open Plan Kitchen/Diner Breakfast Room
- Utility Room
- Air Source Heat Pump
- Garage & Driveway

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# 42 Lillybrook Estate Lyneham, SN15 4AA

**£310,000**

## ONE OF A KIND, NOT TO BE MISSED!!!

Set in an highly enviable position along the rear boundary of Lillybrook, this exceptional 48' x 20' eco friendly park home enjoys truly stunning, elevated and uninterrupted far-reaching countryside views across Dauntsey and beyond, a setting that is rarely available and highly sought after.

The current owners deserve real credit for the way in which the home has been thoughtfully upgraded and enhanced throughout, resulting in a beautifully presented property finished to a high specification.

At the heart of the home is a striking open-plan kitchen/dining/breakfast room, featuring vaulted ceilings that create a wonderful sense of space and light. The kitchen is well-appointed with Quartz worktops and integrated appliances flowing seamlessly into the dining area, while a separate utility room provides practical day-to-day convenience.

Double glass-panelled doors lead from the dining area into a superb dual-aspect living room, complete with a stylish built-in media wall, an ideal space for both relaxing and entertaining. From here, a further set of double doors opens into the true showpiece of the home: a stunning

glass room spanning the entire rear elevation. With fully sliding doors opening onto a decked balcony, this space perfectly frames and maximises the breathtaking views, creating a seamless connection between indoor and outdoor living.

To the opposite end of the property, an inner hallway leads to a versatile home office/study and two generous double bedrooms. Bedroom two benefits from fitted wardrobes, while the principal bedroom offers a walk-in wardrobe and a well-appointed en suite shower room.

Externally, the home is tucked away in a private position and benefits from driveway parking and a garage. The surrounding gardens have been designed with low maintenance in mind, yet remain stylish and well-kept. Additional features include a plant room and privately owned solar panels and heating via an air source heat pump enhancing both efficiency and running costs.

This is an exquisite home in a truly outstanding setting, and early viewing is strongly recommended to fully appreciate everything on offer.



## Viewings

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

## Council Tax: Wiltshire Council

Tax Band A For information on tax banding and rates, please call Wiltshire Council

## Tenure

Mobile Homes Act 1983

## Management Fee

**Pitch Fee: £225.46 per month**

**Gas: LPG - Underground Tank**

**Electric: Mains**

**Water + Waste: Mains**

**No Dogs Permitted.**

**Residents of 50 and over to reside.**















**GROUND FLOOR**  
1002 sq.ft. (93.1 sq.m.) approx.

**OUTBUILDINGS**  
202 sq.ft. (18.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1205 sq.ft. (111.9 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.  
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## Alan Hawkins

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