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Plot 50, The Sherston Lackham Place, Rowden Park Garden Village, Chippenham, Wiltshire, SN15 2NU

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£390,000

First Time Buyers pay No Stamp Duty on first £300,000.
'The Sherston' is a delightful home featuring an open-plan kitchen/dining area and a separate living room, together with an en-suite main bedroom, two further bedrooms and a family bathroom. Externally there is single

- First Time Buyers pay No Stamp Duty on first £300,000
- Kitchen / Dining Room With Patio Doors onto Garden
- Master with En-Suite and Downstairs cloakroom
- Generous Three Bedroom Detached Home @ 1017 sqft
- Single garage with Parking for 2 cars
- The Sherston benefits from an Air Source Heat Pump and an Electric Car Charger.
- No Onward Chain
- No Stamp Duty to pay on the first £125,000 of this home for house movers

Freehold

EPC Rating B

'The Sherston' is a delightful home featuring an open-plan kitchen/dining area and a separate living room, together with an en-suite main bedroom, two further bedrooms, and a family bathroom. Externally, there is a single garage and 2 parking spaces.
This property benefits from an Air Source Heat Pump and an Electric Car Charger.

Strakers are delighted to support Redcliffe Homes with their exciting new Development at Lackham Place.
All Show Home viewings pre booked by appointment.
Please kindly call 01249 652717 to book.

Comprising a range of two, three, four and five bedroom homes and offering swift and easy access to the A4, the M4 Motorway and Chippenham station (with direct rail connections to Reading and London).

Situation
Redcliffe Homes is delighted to welcome you to Lackham Place, Rowden Park Garden Village, a new collection of individually designed 2, 3 and 4-bedroom homes.
Lackham Place is nestled among picturesque countryside and just a stones throw away from the beautiful thriving market town of connections, enjoying the very best of town
and country living.
An ideal base to explore Wiltshire and the Cotswolds.

Accommodation
GROUND FLOOR
Kitchen/
Dining Area 5366mm x 3803mm 17' 7" x 12' 6"
Living Room 5343mm x 3116mm 17' 6" x 10' 3"

FIRST FLOOR
Bedroom 1 3810mm x 3116mm 12' 6" x 10' 3"
Bedroom 2 3138mm x 2978mm 10' 4" x 9' 9"
Bedroom 3 3532mm x 2128mm 11' 7" x 7' 0"

TOTAL AREA: 1017 SQ FT | 94.5 SQ M

The room sizes shown are taken from the dimension arrows on the floor plans, and a tolerance of +/- 50mm is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the Sales Advisor. These floor plans are a guide only and may be subject to change. Total area is approximate only. Computer generated image indicative only

Agents Note
NB - Computer generated images (CGI), photographs, internal and external room layouts, house layouts and site plans are produced in good faith and are intended to give potential customers a flavour of each particular house type. They do not necessarily represent specific plots or developments and actual external finishes. Plot sizes and landscaping will vary. For details of specific plots, please refer to the sales consultant.

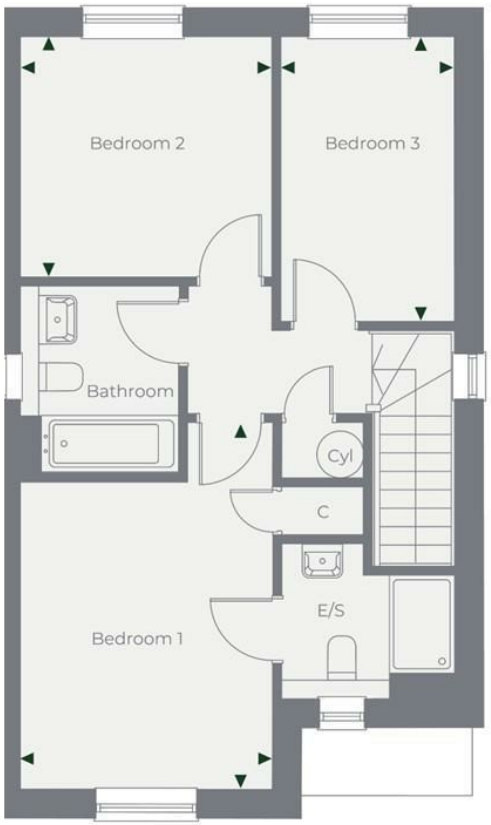
WELCOME HOME
LACKHAM PLACE

PHASE 2

- **Axminster - 2 bedroom home**
  Plots 66, 67, 76, 77, 78, 79, 93, 94, 95, 96 & 97
- **Sherston - 3 bedroom home**
  Plots 49, 50, 68, 69, 83, 84, 89, 101, 104, 105, 108, 113, 114, 116, 120, 127, 128, 140, 150, 151 & 155
- **Lowden - 3 bedroom home**
  Plots 72, 73, 98, 99, 142, 143, 163, 164, 165 & 166
- **Foxham - 3 bedroom home**
  Plots 47, 71, 74, 80, 85, 87, 92, 100, 102, 107, 112, 115, 125, 126, 129, 141, 144, 149, 156 & 162
- **Dyrham - 3 bedroom home**
  Plots 70, 81 & 110
- **York - 4 bedroom home**
  Plots 46, 48, 75, 86, 88, 90, 106, 111 & 119
- **Banbury - 4 bedroom home**
  Plots 45, 51, 82, 91, 109, 118 & 152
- **Wimborne - 4 bedroom home**
  Plots 44, 103 & 117
- **Registered Provider**
  - 1 Bedroom
  - 2 Bedroom
  - 3 Bedroom
  - 4 Bedroom
  - 5 Bedroom

BCP Bin Collection Point
S Electric Substation

The site layout shown is for illustrative purposes only and is subject to change. It is intended as general guidance and should not be relied upon as an accurate representation of any specific details. For detailed information, please refer to the Landscape Plan and Engineering Layout available from the Sales Advisor or appointed Agents.



*No window to plot 105, 150, 151 & 155

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 firms 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.

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