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PROPERTY SALES & LETTINGS

Lillybrook Estate, Lyneham, SN15 4AS

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- Huge Park Home! Must Be Viewed.
- Conservatory Addition
- Study
- Separate Dining Room
- Surrounding Gardens
- 50' x 20'
- 2 Bedrooms
- 13ft x 19ft Lounge
- Garage + Parking
- No Onward Chain

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93 Lillybrook Estate
Lyneham, SN15 4AS

£165,000

A generously sized two-bedroom Lissett Rosewood park home, measuring an impressive 50' x 20', positioned on a sought-after, family-run residential site for the over 50s. Originally sited in 1992, the home enjoys a peaceful setting nestled between the North Wiltshire villages of Lyneham and Bradenstoke, with the nearby towns of Royal Wootton Bassett, Calne, and Chippenham all within easy driving distance.

Offered with no onward chain, the accommodation comprises an entrance hallway with storage, a spacious kitchen fitted with an integrated oven and hob, and a separate utility room. The kitchen opens into a dedicated dining room, which in turn leads to a generous dual-aspect living room, complete with a rear conservatory addition offering extra living space and garden views.

There are two double bedrooms, including a principal bedroom with a large en-suite bathroom, while bedroom two is served by a separate shower room. A useful study adds further flexibility to the layout.

Externally, the property is set within well-maintained gardens and benefits from a garage and driveway parking to the front. Additional features include uPVC double glazing and oil-fired central heating.



Viewings

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

Council Tax: Wiltshire Council

Tax Band A For year 2025/26 = £1,535.90
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

Management Fee

Pitch Fee: £200.10 pcm (2026)
Electric: Mains (via Site)
Water + Waste: Mains (Via Site)
Internet Speeds: 76mbps
Flood Risk: Very Low


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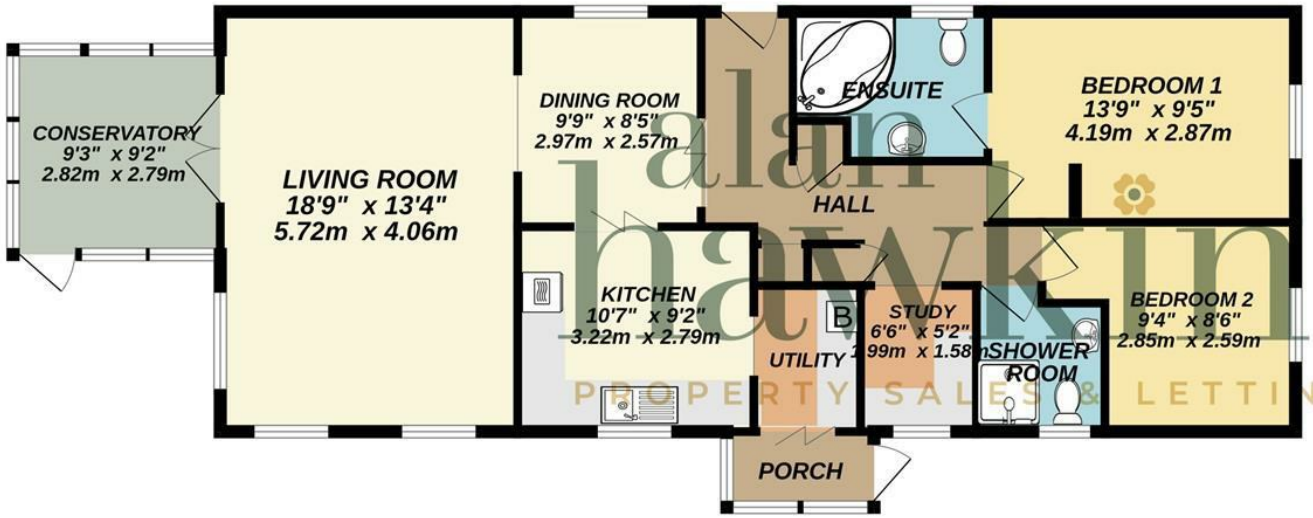

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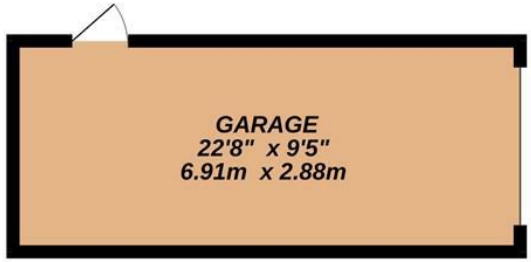

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GROUND FLOOR
1008 sq.ft. (93.6 sq.m.) approx.



GARAGE
214 sq.ft. (19.9 sq.m.) approx.



TOTAL FLOOR AREA : 1222 sq.ft. (113.5 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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The Property Ombudsman