



strakers

📍 Plot 45, The Banbury Lackham Place, Rowden Park Garden  
Village, Chippenham, SN15 2NU

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📍 Plot 45, The Banbury Lackham Place, Rowden Park Garden Village, Chippenham, SN15 2NU

🔗 £560,000

BANBURY SHOWHOME EVENT Saturday 18th July - To book an appointment, Please Kindly Call 01249 652717.  
STAMP DUTY CONTRIBUTION\* T's & C's Apply  
READY NOW!!

- READY TO MOVE INTO NOW !!!
- BANBURY SHOWHOME EVENT Saturday 18th July - To book an appointment, Please Kindly Call 01249 652717.
- STAMP DUTY CONTRIBUTION\* T's & C's Apply
- Kitchen/Dining/Family Room
- Study & Cloakroom
- Bathroom & En Suite Shower Room
- Large Single Garage & Driveway Parking for 2 cars
- Popular Schooling Nearbys and Access to Motorway and Train Station
- Generous Four Bedroom House @ 1509 sqft
- The Banbury benefits from an Air Source Heat Pump and an Electric Car Charger.

🏠 Freehold

🏠 EPC Rating B



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'The Banbury' is a superb 4 bedroom detached family home built to a high standard of specification and with a spacious feel throughout. Internally, set off the large hallway is a contemporary kitchen/dining room, a study, dual aspect sitting room and a downstairs cloakroom. Upstairs, the four bedrooms are complemented by a stylish family bathroom and ensuite shower room to bedroom one.

This property benefits from an Air Source Heat Pump and an Electric Car Charger. There is a Large Single Garage and parking for 2 cars.

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 Chippenham, enjoying the very best of town and country living.

An ideal base to explore Wiltshire and the Cotswolds.

### Accommodation

#### GROUND FLOOR

Kitchen/Dining/

Family Area 6125mm x 4804mm 20' 1" x 15' 9"

Living Room 5366mm x 3575mm 17' 7" x 11' 9"

Study 2803mm x 2486mm 9' 2" x 8' 2"

#### FIRST FLOOR

Bedroom 1 3798mm x 3166mm 12' 6" x 10' 5"

Bedroom 2 4715mm x 3432mm 15' 6" x 11' 3"

Bedroom 3 3816mm x 2762mm 12' 6" x 9' 1"

Bedroom 4 4715mm x 2533mm 15' 6" x 8' 4"

TOTAL AREA: 1509 SQ FT | 140.2 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 Notes

Ts & Cs - STAMP DUTY PAID up to a Maximum of £18,000

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.





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 firm's 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.