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The Foxham, Plot 129 Lackham Place, Rowden Park Garden Village, Chippenham, SN15 2NU

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£420,000

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

- Kitchen / Dining Room with French doors leading to the garden
- Separate Utility Room with door leading to garden
- Bathroom & En-Suite
- Single Garage & Parking
- The Foxham is a Spacious 3 Bed Detached
- Generous home at 1152 sq ft
- Popular Schooling Nearby
- Benefitting from an Air Source Heat Pump and Electric Car Charger

Freehold

EPC Rating B









Strakers are delighted to support Redcliffe Homes with their exciting new development at Lackham Place.
All Showhome viewings pre booked by appointment.
Please kindly call 01249 652717 or 01249 712 039 to book.

'The Foxham' is a generous three bedroom detached home built to a high standard of specification throughout. Internally, the accommodation is arranged over two floors and boasts a contemporary kitchen / dining room, living room, separate utility room and cloakroom to the ground floor. Upstairs, the three bedrooms are complemented by a stylish family bathroom and en-suite shower room to the master. Externally, there is a single garage and parking.
This property benefits from an Air Source Heat Pump and an Electric Car Charger.

Please contact Strakers to make an appointment to visit the exciting 'Lackham Place' Development by Redcliffe Homes. 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 6041mm x 3101mm 19' 10" x 10' 2"
Living Room 6041mm x 3206mm 19' 10" x 10' 6"
FIRST FLOOR
Bedroom 1 4405mm x 3256mm 14' 5" x 10' 8"
Bedroom 2 3505mm x 3327mm 11' 6" x 10' 11"
Bedroom 3 3327mm x 2436mm 10' 11" x 8' 0"

TOTAL AREA: 1152 SQ FT | 107 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.

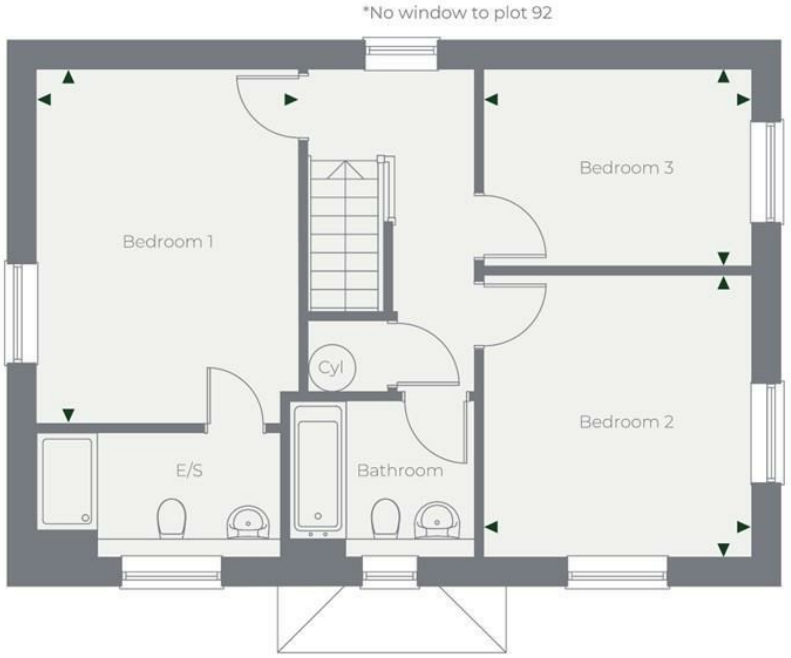
**Agents Note**
NB -Computer generated image indicative only. Computer generated images (CGI), photographs, house layouts and site plans are produced in good faith and are intended to give potential customers a flavour of each particular house type. They do not necessarily represent specific plots or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










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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**For further details** 01249 712039
corsham@strakers.co.uk

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