

Church Lane, Lyneham, SN15 4NR

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PROPERTY SALES & LETTINGS



- 2/3 Bedroom Cottage
- Heart of Village Location
- 2 Bathrooms (En-Suite + G/F)
- Detached garage + Parking
- Gas Central Heating
- c1800's Construction
- 2 Reception Rooms
- Well Stocked Gardens
- Mains Drainage
- No Onward Chain

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Plum Cottage Church Lane Lyneham, SN15 4NR

£325,000

Offered chain free is this appealing stone fronted 2/3 bedroom cottage constructed c1800, and later extended c1900 standing in a surprisingly spacious well maintained gardens, in the heart of this North Wiltshire Village, just a short walk from many local amenities. This attractive property offers two inviting reception rooms with beamed ceilings and feature fireplaces, a 14ft kitchen providing access to a ground floor bathroom and side access to the delightful gardens. To the first floor is a light and generously proportion bedroom with a pitched ceiling and built-in wardrobe. An open study/landing, which could easily be divided to provide a third bedroom, leads through to a double bedroom with en-suite shower room. To the outside, there are gardens front and side, are beautifully stocked and maintained and features a lawned area, patio and sunken pond. A side gate leads to a driveway and a personal door to the side of a garage which has power, lighting and eaves storage. Further attributes includes uPVC double glazing, mains gas central heating via a modern combination boiler and mains drainage. All-in-all an attractive village property that is sure to please. To arrange a viewing contact Alan Hawkins Property Sales on 01793 840222.



Viewings

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

Council Tax: Wiltshire Council

Tax Band D For year 2025/26 = £2303.83
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

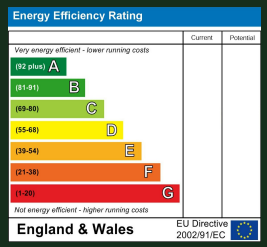
Tenure

Freehold

Management Fee

N/A

Energy Efficiency Rating (England & Wales)




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PLUM
COTTAGE

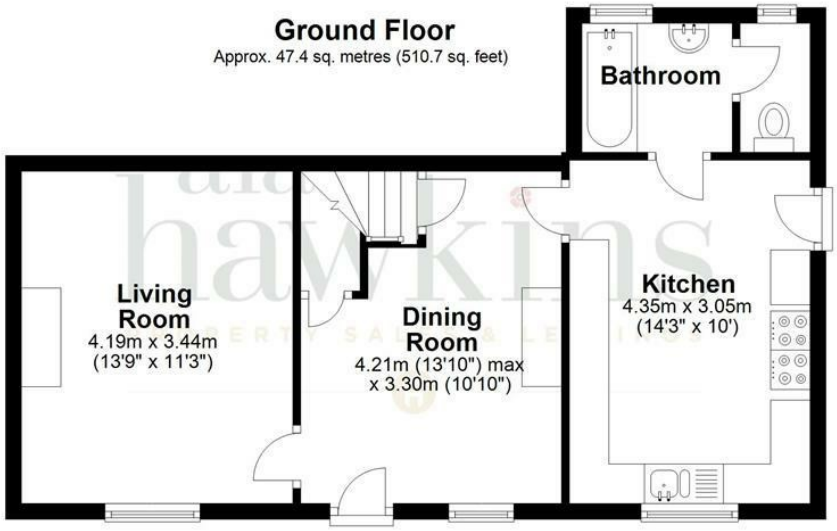






Ground Floor

Approx. 47.4 sq. metres (510.7 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.5 sq. feet)



Total area: approx. 91.1 sq. metres (980.2 sq. feet)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is is for illustrative purposes only and should be used as such. Not to scale. All Rights Reserved, no unauthorised use, copying or reproduction permitted. Plan produced using PlanUp.

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