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Trow Lane, Lyneham, Chippenham, SN15 4DW

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PROPERTY SALES & LETTINGS



- 3 Bedroom Detached Cottage
- Double Garage and sweeping Driveway
- Two Receptions
- Offered with No Onward Chain

- c0.42 Acre Plot
- Countryside Views to Rear
- Great Scope for Enhancement (stpp)
- c3 Mile Drive to Royal Wootton Bassett High Street

Greatwood Cottage Trow Lane Lyneham, Chippenham, SN15 4DW

£550,000

'Greatwood Cottage' is a charming three-bedroom detached cottage set along a quiet country lane, approximately 3 miles from the popular market town of Royal Wootton Bassett.

Offered to the market for the first time in nearly 50 years, the property presents an excellent opportunity for modernisation or further enhancement (subject to planning permission), occupying a generous plot of approximately 0.42 acres.

Accessed via private gated entry, a sweeping gravel driveway leads to a detached double garage. A garden wall separates the driveway from the private, enclosed garden.

The accommodation includes a kitchen, hallway, and utility area to the front of the property. To the rear are two attractive reception rooms, both featuring characterful inglenook-style fireplaces. An open staircase leads to the first-floor landing, which gives access to three bedrooms, a family bathroom, and generous eaves storage.

Externally, the cottage is well-positioned within its plot, offering spacious front and rear gardens mainly laid to lawn, with mature trees and shrubs providing privacy. There is side access on both sides of the property.

Additional features include oil-fired central heating and uPVC double glazing.

Ideally located, both Chippenham and Swindon train stations are approximately 10 miles away, offering direct links to London, while Junction 16 of the M4 is just 6 miles away.

A delightful and mature property with fantastic potential – perfect for those looking to create a forever family home.

For further information or to arrange a viewing, contact Alan Hawkins Property Sales.



Viewings

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

Council Tax: Wiltshire Council

Tax Band F For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Services

Electric: Mains
Water: Mains
Waste: Septic Tank (private)
Gas: None
Heating: Oil Fired
Flood Risk:

Energy Efficiency Rating (England & Wales)

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | 58 |
| (39-54) E | | | |
| (21-38) F | | 35 | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |









TOTAL FLOOR AREA : 1685 sq.ft. (156.5 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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