alan hawkins
PROPERTY SALES & LETTINGS

Plum Cottage Church Lane, Lyneham, SN15 4NR

• Charming 2/3 Bedroom Cottage
• Semi-Detached
• Heart of Village Location
• c200 Years Old
• Well Stocked Gardens
• Two Receptions
• Ground Floor Bathroom
• En-Suite Shower Room
• Detached Garage + Parking
• Viewing Recommended

Plum Cottage Church Lane, Lyneham, SN15 4NR

£299,950

An appealing stone fronted 2/3 bedroom cottage constructed c1800, and later extended c1900 standing in 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 separated 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 NEWLY installed combination boiler and mains drainage. All-in-all an attractive village property that is sure to please.

Canopied front entrance door to the uPVC partially glazed door gives access to the:

Dining Room

13'9 x 10'10 max (4.19m x 3.30m max)

Skimmed ceiling. uPVC double glazed window to the front elevation. Double radiator. Fitted carpet. Oak panelled door to an under stair storage cupboard. Feature fireplace recess with terracotta tiled hearth (Blocked). Two wall up lights. Stripped oak door to the:

Sitting Room

13'9 x 11'3 (4.19m x 3.43m)

Skimmed ceiling. Exposed beam. uPVC double glazed window to the front elevation. Double radiator. Fitted carpet. Two wall up lights. Period cast iron gas fire with tiled hearth. Television point.

From the dining room oak door to the:

Kitchen

14'3 x 10 (4.34m x 3.05m)

Skimmed & beamed ceiling. Two two way track spotlights. uPVC double glazed window to the front elevation. Fully glazed door to the garden. A range of pine matching wall and base units under contrasting stone effect roll top work surfaces with inset ceramic one and a half bowl sink with drainer to side. Cupboard under. Space and plumbing for dishwasher to side. Further base units comprise one corner, three single cupboards, one double cupboard and one drawer unit. Space for 1000 mm 'Range' oven with gas point and electric point. Matching wall units comprise two doubles and two single cupboards. Tiled splash backs. Wall mounted newly fitted 'Worcester BOSCH' combination boiler supplying the domestic hot water and central heating. Further under surface appliance space for plumbing for washing machine. Space for free standing fridge freezer. Tiled flooring. Box housing the consumer trip switch unit. Double radiator. Oak door to the:

Bathroom

Skimmed ceiling. Ceiling light. uPVC opaque double glazed window to the rear elevation. Steel bath with a plumbed shower over. Bi-fold glass screen. Vanity wash hand basin. Tiled flooring. Single radiator. Partially tiled surrounds. Shaver point. Door to the::

Separate WC

Skimmed ceiling. Ceiling light. uPVC opaque top hung double glazed window to the rear elevation. Tiled flooring. Close coupled WC. Single radiator. Panelling to wall.

From the dining room a doorway to a carpeted staircase with a 90 degree to the:

First Floor Landing

uPVC top hung double glazed window to the rear elevation. Textured ceiling. Beamed ceiling. Pendant light. Loft access to the loft storage space. Latched door to a:

Walk through Bedroom Three/Study

11'2 max x 13'10 (3.40m max x 4.22m)

Large 'Velux' window to the rear elevation. Black out blinds. Fitted carpet. uPVC double glazed window to the front elevation. Double radiator. Fitted carpet. Feature cast iron fire place. Skimmed ceiling with exposed beams. Ceiling light. Latch door to:

Bedroom One

12'6 max (9'4 min) x 10'1 (3.81m max (2.84m min) x 3.07m)

Textured ceiling. Loft hatch to an additional loft storage space. Double glazed window to the side elevation. Pendant light. Fitted carpet. Double radiator. Television point. Double doors to a built in wardrobe with hanging space. Latch door to a:

En-Suite Shower Room

Skimmed ceiling. Ceiling light. Extractor fan. Exposed floor boards. uPVC double glazed window to the front elevation. Shower cubicle with fully tiled surround. Plumbed shower over. Close coupled WC. Vanity wash hand basin. Radiator.

Back to the first floor landing is a latched door to a light and spacious:

Bedroom Two

14'7 x 10'2 (4.45m x 3.10m)

Textured ceiling. 'Velux' window to the rear elevation. Black out blinds. uPVC double glazed window to the front elevation. Wall up lighter. Fitted carpet. Double radiator. Two built in wardrobes with hanging space.

Outside Front

Enclosed garden. Stone pathway. Front garden laid to gravel. Well stocked flower boarders. Mature Leylandii. Gated access to the side garden.

Side Garden

Private with a sunny aspect. Deep flower boarders. Neatly manicured garden laid to lawn. Sunken ornamental fish pond. Sun patio. Garden enclosed by closed board fencing and brick walling. Gated access to the driveway . Personal door to the:

Detached Garage

18'8 x 9'2 (5.69m x 2.79m)

Up and over door to the front. Windows to rear. Power and lighting. Side personal door.

Council Tax - Wiltshire Council

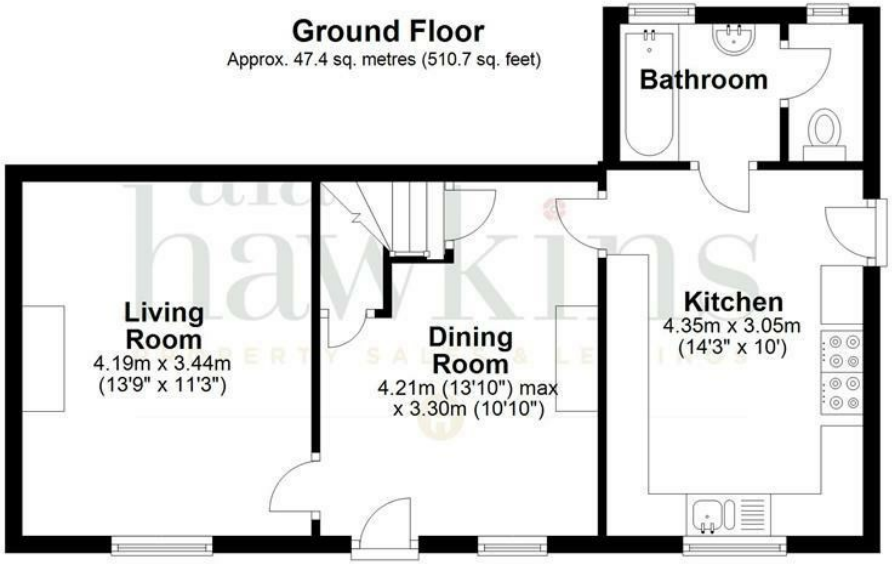
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

Viewings

Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

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)

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PROPERTY SALES & LETTINGS

The Property Ombudsman

NAEA
National Association of Estate Agents

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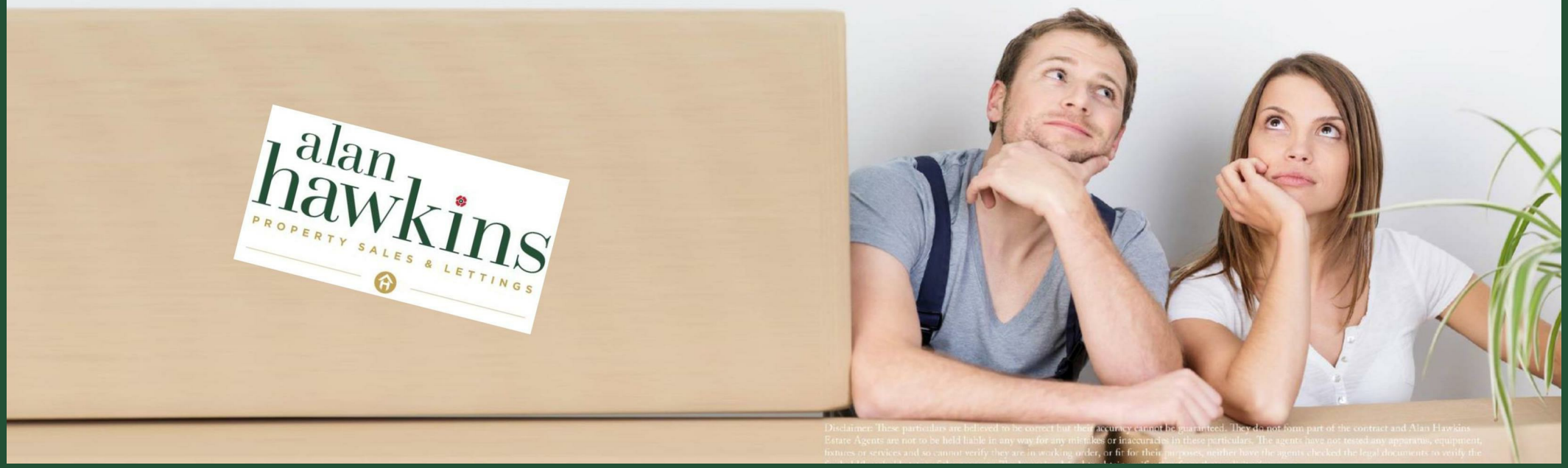

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