



Church Park, Chippenham, SN15 4ER

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- 2015 Prestige Park Home
- Garage
- Spacious 'L' shaped Lounge/Diner
- uPVC TRIPLE Glazing
- Insulated 'SIP' flooring.

- Two Bedrooms
- Low Maintenance surrounding Gardens
- High Spec home with excellent thermal qualities
- Air Source Heat Pump
- Viewing Highly Recommended

23 Church Park, Bradenstoke Chippenham, SN15 4ER

£165,000

An immaculate two double bedroom Prestige Sonata Special park home, measuring 31ft x 22ft and built in August 2015, situated on a popular and well-established residential site for the over 50s. Church Park is a pet-friendly community located in the small North Wiltshire village of Bradenstoke, just 1.5 miles northwest of Lyneham High Street with its range of shops and amenities, and approximately 5 miles from Royal Wootton Bassett.

This beautifully maintained home offers a fully fitted kitchen with integrated Bosch fridge/freezer, washing machine, dishwasher, and oven/hob. The bright and spacious 'L' shaped lounge/diner features a fireplace and French doors opening to the rear garden. There are two double bedrooms, each with fitted wardrobes, and a stylish bathroom with a P-shaped bath and shower over.

Externally, the low-maintenance gardens are laid with artificial grass and slate chippings to both front and rear, fully enclosed by wrought iron railings and

concrete panelled walling. A garage sits to the side, benefiting from power, lighting, and eaves storage.

Further features include uPVC triple glazing, SIP flooring with high levels of insulation, and heating/hot water via an Aremec air source heat pump.

This high-specification home is presented to a superb standard – early viewing is highly recommended.



Viewings

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

Council Tax: Wiltshire Council

Tax Band A For year 2025/26 = £1535.90
For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire, SN15 1ER. Tel: 0300 456 0109

Tenure

Mobile Homes Act 1983.

Management Fee

Pitch Fee: £652.85 (inc Garage Rent) Per Qtr

Flood Risk: Very Low (Environmental Agency)

Internet Speeds: Up to 1000 mbps (Ofcom)

Water + Waste: Mains

Electric: Mains

Gas: None



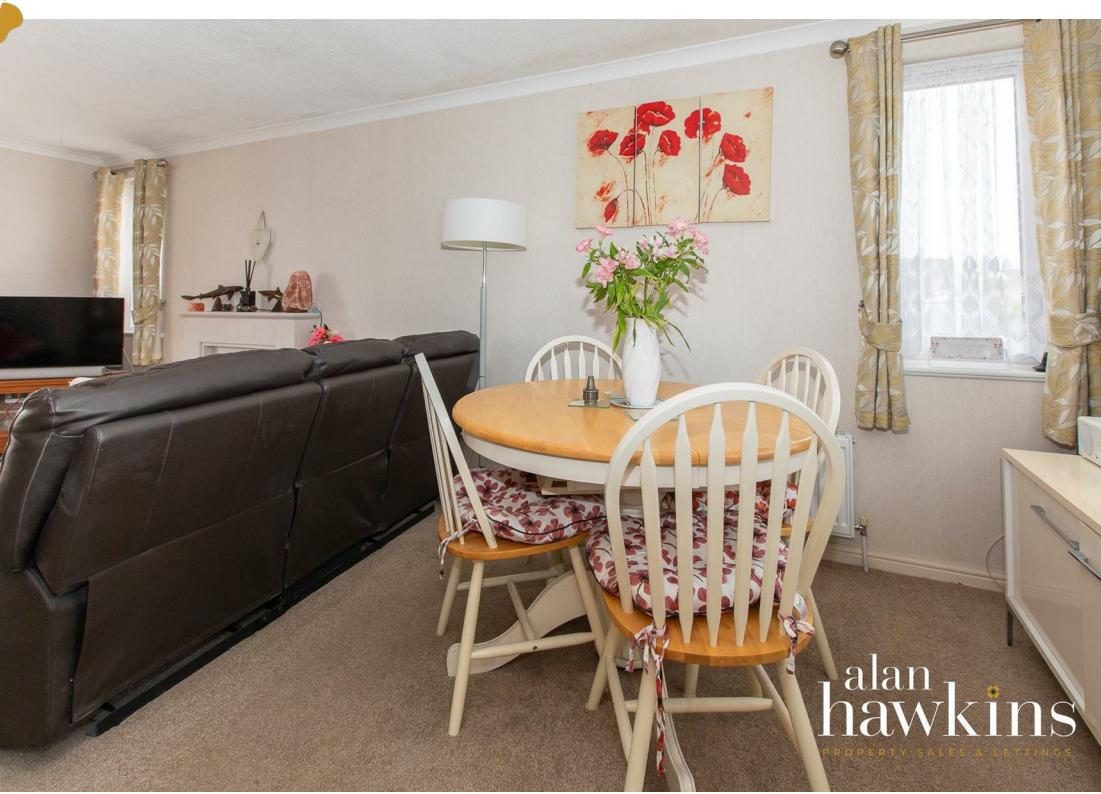
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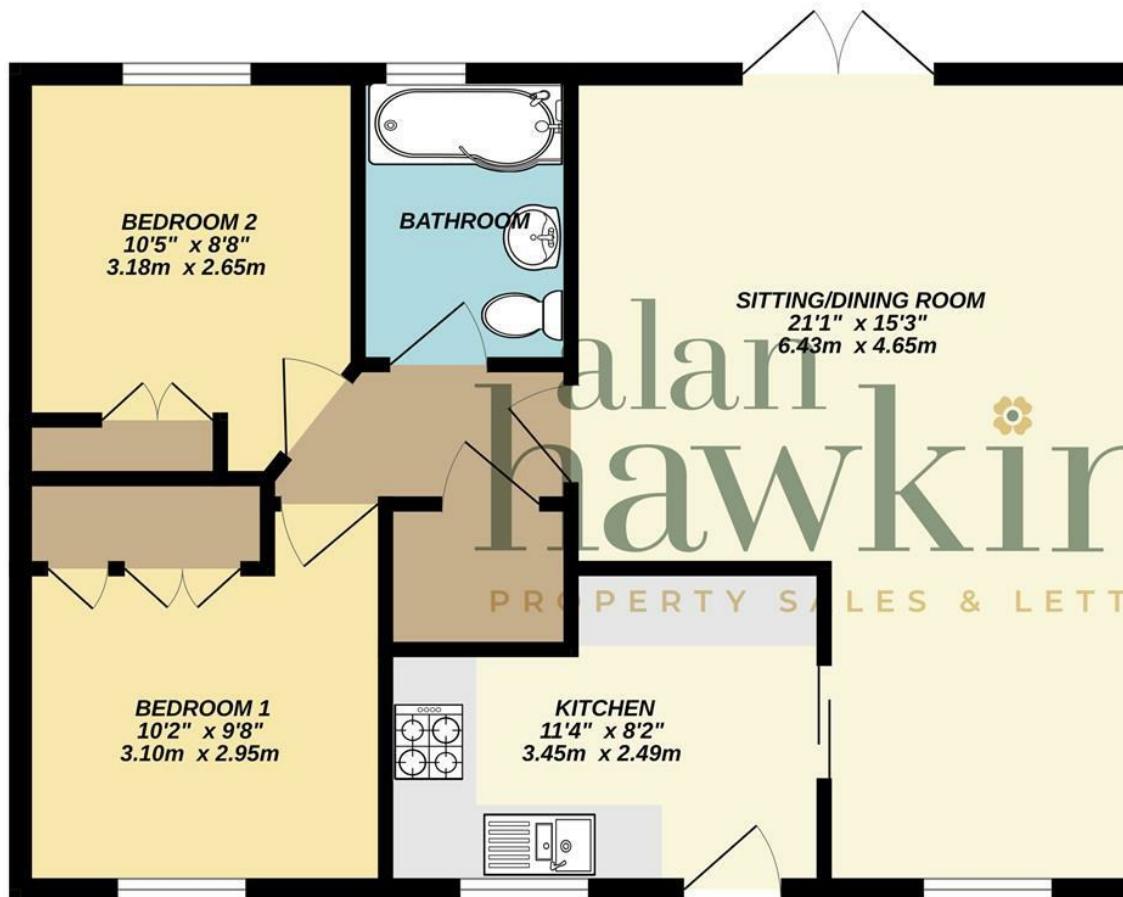
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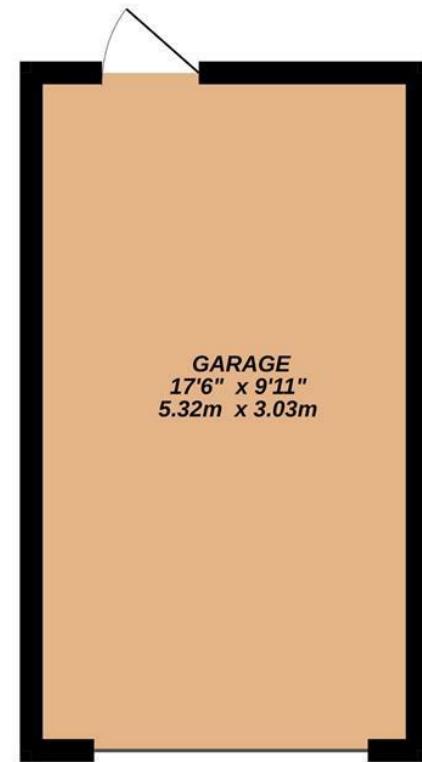


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GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



GARAGE
174 sq.ft. (16.1 sq.m.) approx.



TOTAL FLOOR AREA : 785 sq.ft. (72.9 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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