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PROPERTY SALES & LETTINGS

Argosy Road, Lyneham, SN15 4AP

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- 5 Bedroom Detached House
- Generous PLOT
- Shy Of 2500 Sq Ft Living Accommodation
- Solar Panels
- Air Conditioned Bedrooms
- Significantly Extended
- Far Reaching Countryside Views
- Air Source Heat Pump
- Underfloor Heating Throughout
- Viewing Highly Recommended

6 Argosy Road Lyneham, SN15 4AP

£550,000

This superior detached family home has been significantly extended and improved throughout by the current vendors providing an abundance of space across three floors with just under 2500 sq ft of living accommodation.

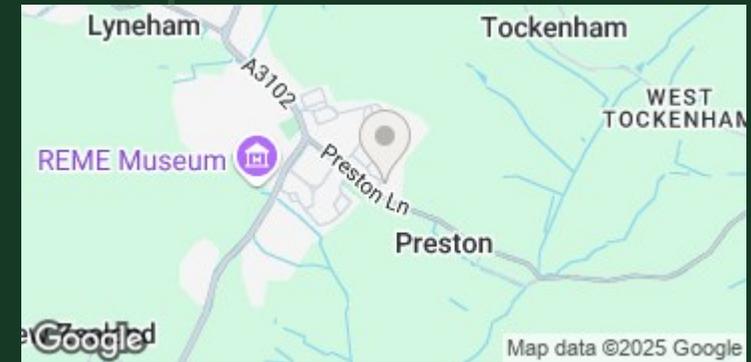
This impressive home has been fitted with state of the art technology which includes an air source heat pump, solar panels, under floor heating, air conditioning units, air filtration system, heat recovery system, plumbing in place for a rain water harvesting system, self cleaning ovens and more.

The internal layout of the ground floor offers a spacious reception hallway with storage cupboards and cloakroom, a home office/study, a wonderful open plan 27ft living room with wood burning stove and a family room to the rear enjoying two sets of bi-folding doors opening onto the rear garden. Continuing the open plan theme, the living room and family room flow nicely into the hub of the home, a stunning and well designed kitchen offering a vast amount of storage, double mid height self cleaning ovens, 5 ring

electric hob, breakfast island and an addition prep island with second sink. The first floor enjoys three good size double bedrooms, one single bedroom and a spacious family bathroom with 4 piece suite which includes a double width walk in shower. In addition, there is space and wiring ready for a sauna to be installed. (not included). The second floor provides a primary bedroom suit complete with dressing room, large en-suite shower room and a 17ft bedroom benefiting stunning far reaching views to the rear.

The property sits on a generous corner plot overlooking a permanent green behind. There is a block paved driveway to the front for at least 4 vehicles with a garden mainly laid to lawn to the rear.

This property does require a few cosmetic touches to finish off this wonderful home but all in all, one not to miss!



Viewings

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

Council Tax: Wiltshire Council

Tax Band D For year 2024/25 = £2201.35
For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Electric: Mains

Gas: Mains

Drainage: Mains

Flood Risk: None (Environment Agency)

Internet Speeds: Up to 100 mbps (Ofcom)

Energy Efficiency Rating (England & Wales)

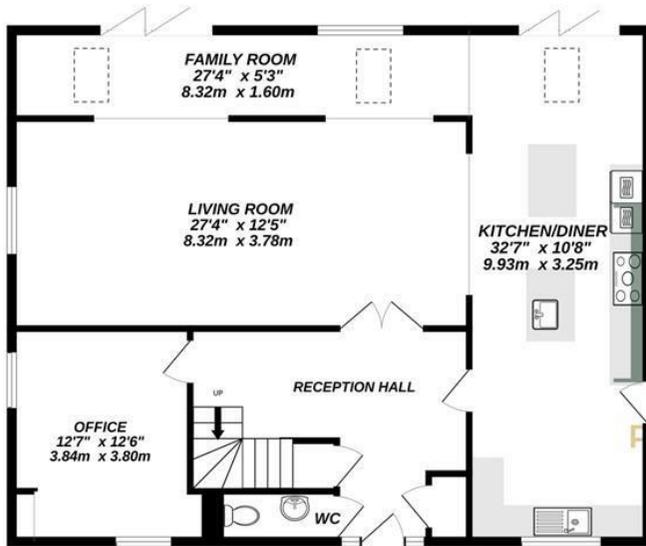
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







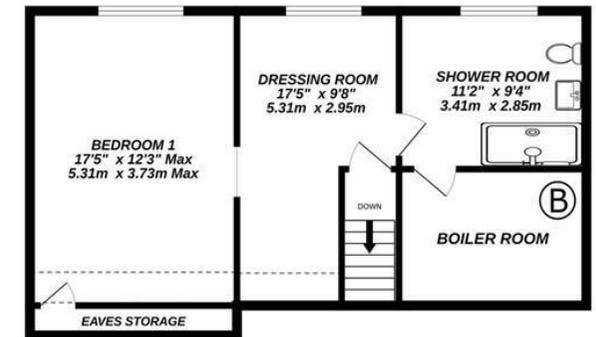
GROUND FLOOR
1144 sq.ft. (106.2 sq.m.) approx.



1ST FLOOR
725 sq.ft. (67.4 sq.m.) approx.



2ND FLOOR
600 sq.ft. (55.8 sq.m.) approx.



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TOTAL FLOOR AREA : 2469 sq.ft. (229.4 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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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

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