



Lillybrook Estate, Lyneham, SN15 4AA

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PROPERTY SALES & LETTINGS

- 45' x 20' 1999 Twin Park Home
- Conservatory With Elevated Countryside Views
- Modern Kitchen
- Study/Guest Room
- Low Maintenance Gardens With Views

- One Of The Best Positions On Site
- Lounge/Diner With Elevated Views
- En-Suite Shower Room
- Large Driveway & Garage
- 5% Favourable Commission (Not The Traditional 10%)



48 Lillybrook Estate Lyneham, SN15 4AA

Offers in excess of
£300,000

A wonderful 45 x 20 park home with CONSERVATORY enjoying one of the finest positions on the site, offering BREATHTAKING, elevated, far-reaching countryside views to the rear, situated on the highly regarded, family run residential park of Lillybrook

This particular home occupies a generous plot and benefits from a large driveway providing ample off-road parking which in turn leads to a single garage, a rare and valuable addition for a home of this style.

Internally, the accommodation is both spacious and versatile. An entrance hallway provides access to two double bedrooms, both benefiting from fitted wardrobes, with the main bedroom also enjoying its own en-suite bathroom. In addition, there is a separate study which could equally serve as a guest room if required, alongside a further shower room.

The home also offers a modern fitted

kitchen with access to a useful rear porch, while to the rear of the property the spacious lounge/diner is perfectly positioned to make the most of the outstanding countryside views. A particularly attractive feature of this home is the conservatory, an uncommon addition on the site, providing the perfect place to sit and fully appreciate the stunning outlook across the surrounding countryside.

Further benefits include uPVC double glazing and LPG gas central heating supplied via an underground tank.

Another notable advantage is that the home benefits from a 5% sales commission payable to the park upon resale, as opposed to the more traditional 10% often associated with park home sites.

All in all, this represents a rare and fantastic opportunity to acquire a well positioned park home with truly exceptional views, situated on the edge of this popular residential site.



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

Tenure

Mobile Homes Act 1983

Pitch Fee

Pitch Fee: £224.90 per month

Gas: LPG - Underground Tank

Electric: Mains

Water + Waster: Mains

No Dogs Permitted.

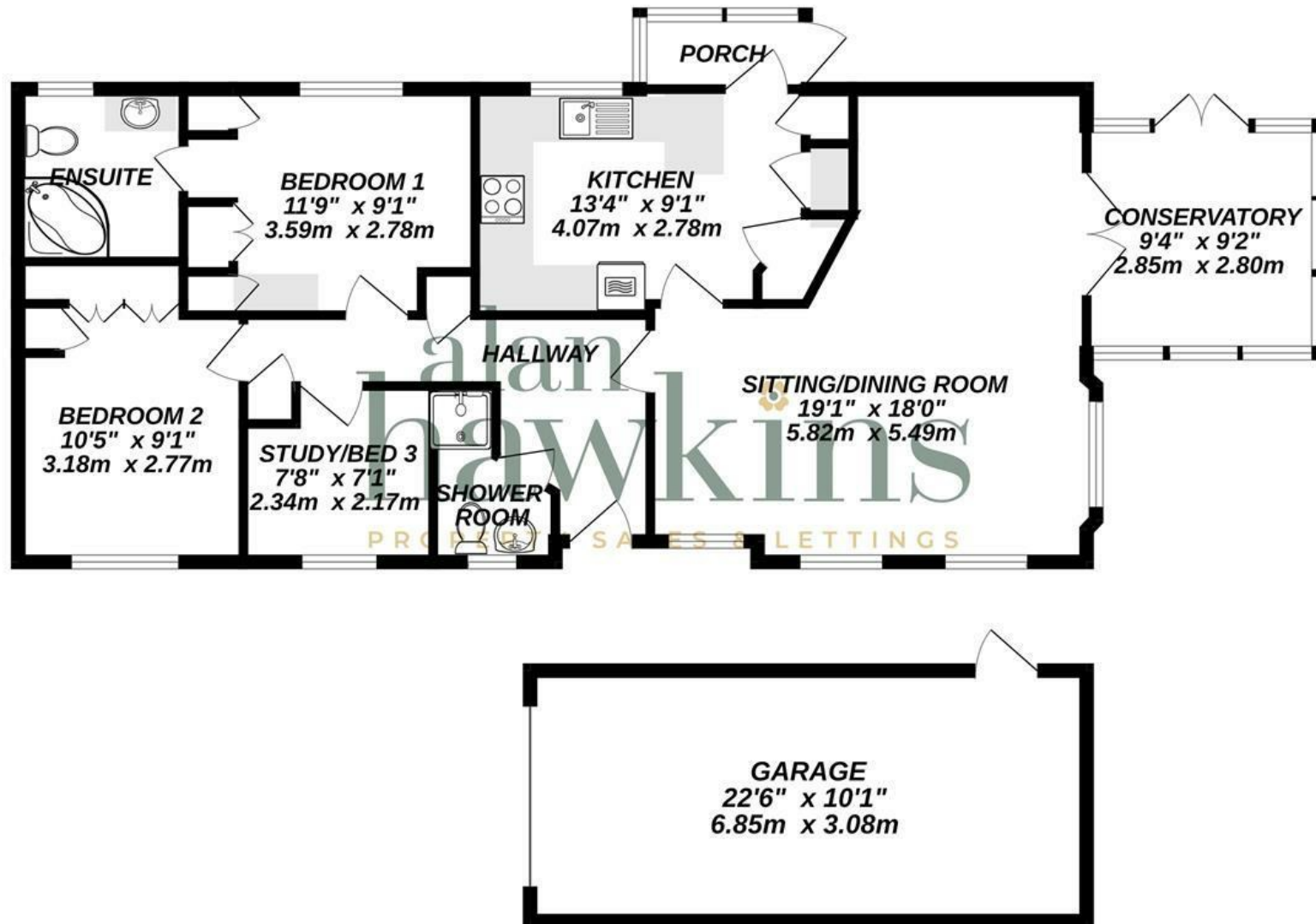
Residents of 50 and over to reside.







GROUND FLOOR
1153 sq.ft. (107.1 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.1 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.

