



Church Lane, Lyneham, SN15 4NR

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PROPERTY SALES & LETTINGS



- 2/3 Bedroom Cottage
- Heart of Village Location
- 2 Bathrooms (En-Suite + G/F)
- Detached garage + Parking
- Gas Central Heating

- c1800's Construction
- 2 Reception Rooms
- Well Stocked Gardens
- Mains Drainage
- No Onward Chain

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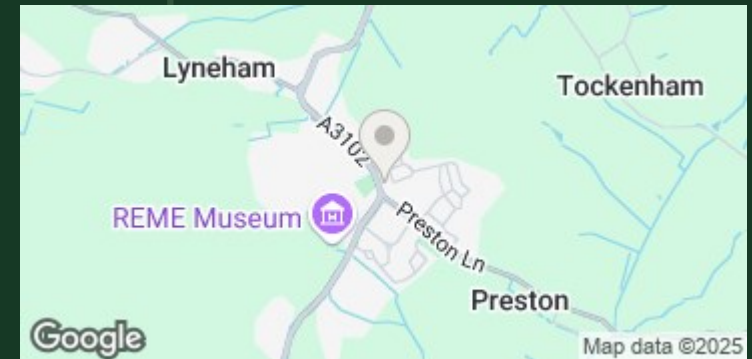
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Plum Cottage Church Lane Lyneham, SN15 4NR

£327,000

Offered chain free is this appealing stone fronted 2/3 bedroom cottage constructed c1800, and later extended c1900 standing in a surprisingly spacious 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 divided 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 modern combination boiler and mains drainage. All-in-all an attractive village property that is sure to please. To arrange a viewing contact Alan Hawkins Property Sales on 01793 840222.



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, Monkton Park, Chippenham, Wiltshire, SN15 1ER. Tel: 0300 456 0109

Tenure

Freehold

Management Fee

N/A

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



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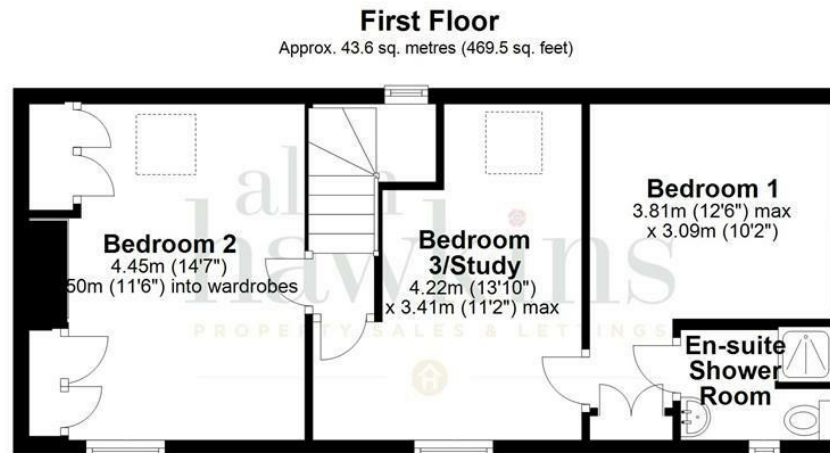
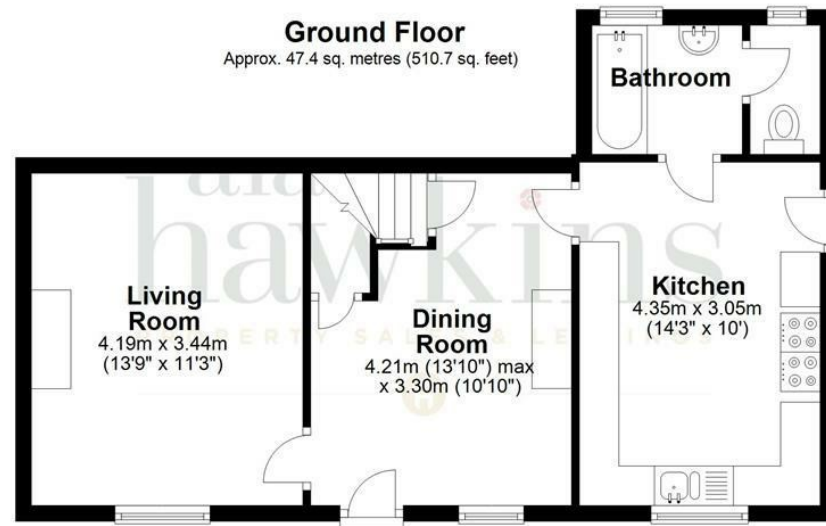
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Total area: approx. 91.1 sq. metres (980.2 sq. feet)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. All Rights Reserved, no unauthorised use, copying or reproduction permitted.
Plan produced using PlanUp.

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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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