

The Banks, Lyneham, SN15 4NT

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- Executive Detached Family Home of over 2,500 sq ft
- Four Double Bedrooms, Two En-Suites & Family Bathroom
- Spacious Kitchen/Dining Room & Three Reception Rooms
- Beautifully Established Wrap-Around Gardens
- Tucked Away Within a Small Private Close
- Generous Plot Extending to Approximately 0.5 Acres
- Impressive Vaulted Garden Room Overlooking the Gardens
- Electric Gated Driveway & Oversized Detached Garage
- Solar Panels with Battery Storage & EV Charging Point
- Situated on the Fringes of Lyneham & Bradenstoke

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1, The Banks Lyneham, SN15 4NT £760,000

Occupying a generous plot of approximately half an acre, on the fringes of both Lyneham and the highly regarded village of Bradenstoke, this impressive detached family home is offered for sale with NO ONWARD CHAIN. Substantially extended and thoughtfully enhanced to create an exceptional home extending to over 2,500 sq ft, offering spacious and versatile accommodation perfectly suited to modern family living.

Approached via electrically operated gates, the property enjoys a high degree of privacy with an extensive driveway providing parking for numerous vehicles and leading to an oversized detached garage.

A welcoming reception hall sets the tone for the accommodation beyond, with the ground floor having been designed to offer an excellent balance of formal and informal living spaces. The dual aspect living room is a warm and inviting space, centred around a multi-fuel stove, while the magnificent vaulted garden room is undoubtedly one of the home's standout features, enjoying an abundance of natural light and delightful views across the surrounding gardens. The well-appointed kitchen/dining room forms the heart of the home and is perfectly suited to both everyday family life and entertaining, complemented by a spacious family room, conservatory, utility room and cloakroom.

The first floor continues to impress with four well-proportioned bedrooms. The principal bedroom provides an impressive retreat, featuring a vaulted ceiling, dual aspect windows, Velux roof lights, a Juliet balcony overlooking the gardens and a beautifully appointed en-suite shower room. The generous guest bedroom also benefits from its own en-suite wet room, whilst the remaining two bedrooms are served by a spacious family bathroom fitted with both a bath and separate shower enclosure.

Outside, the wrap-around gardens are a particular feature of the property, extending predominantly to lawn whilst enjoying an excellent degree of privacy. A number of patio seating areas have been thoughtfully positioned to make the most of the sun throughout the day, creating ideal spaces for outdoor entertaining or simply relaxing. In addition to the oversized detached garage, there are several useful storage sheds providing excellent practical storage.

Given the size of both the property and its gardens, purchasers may wish to explore future development potential, subject to obtaining the necessary planning permissions. We understand a previous pre-application enquiry for a detached bungalow received a favourable response from the local authority.

Further benefits include oil fired central heating with a recently replaced oil tank (2024), double glazing, solar panels with battery storage, an electric vehicle charging point and electrically operated Velux roof windows.

Lyneham is a well-served Wiltshire village offering a range of everyday amenities including a primary school, shops, public houses, takeaway outlets and a health centre. The property occupies an enviable position on the edge of the village, close to neighbouring Bradenstoke, and is ideally placed for commuting, lying approximately 10 miles from both Chippenham and Swindon, with excellent road links via Junction 16 of the M4 and mainline rail services to London Paddington available from Chippenham.



Viewings

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

Council Tax: Wiltshire Council

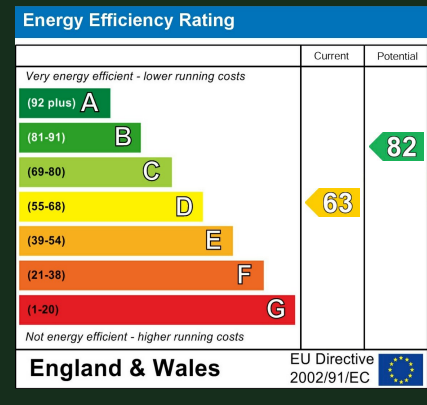
Tax Band E For year 2026/27 = £2956.70
For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Water & Waste: Mains
Electric: Mains
Gas: None
Heating: Oil
Flood Risk: Very Low (Environmental Agency)
Internet Speeds Up to 100 mbps (Ofcom)

Energy Efficiency Rating (England & Wales)




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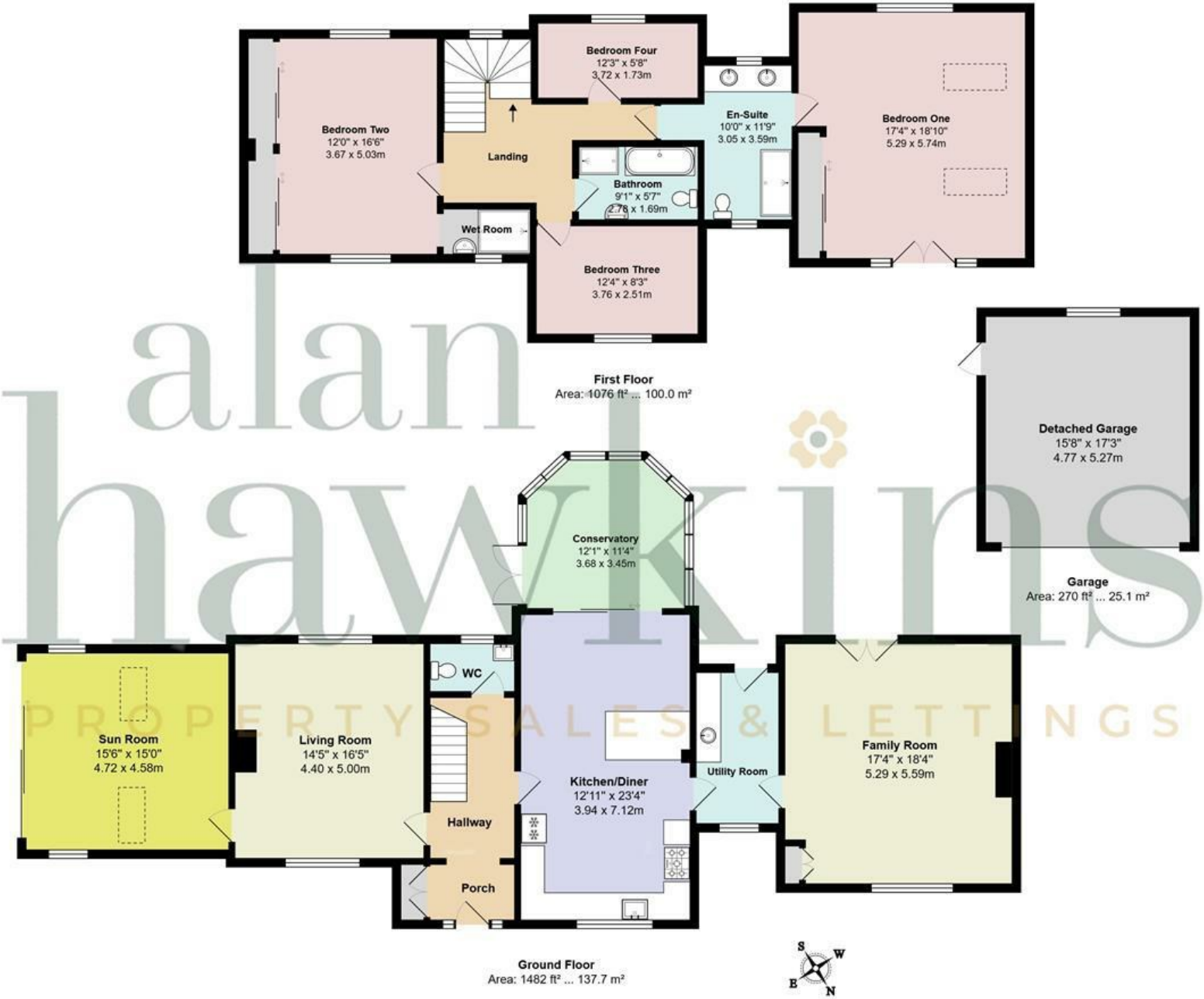

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Total Area: 2828 ft² ... 262.7 m²

Disclaimer:
These floor plans are provided for guidance only and are not to scale.
All dimensions, layouts, and details shown are approximate and should not be relied upon as statements of fact.
Prospective purchasers or tenants should satisfy themselves by inspection or independent verification.
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