

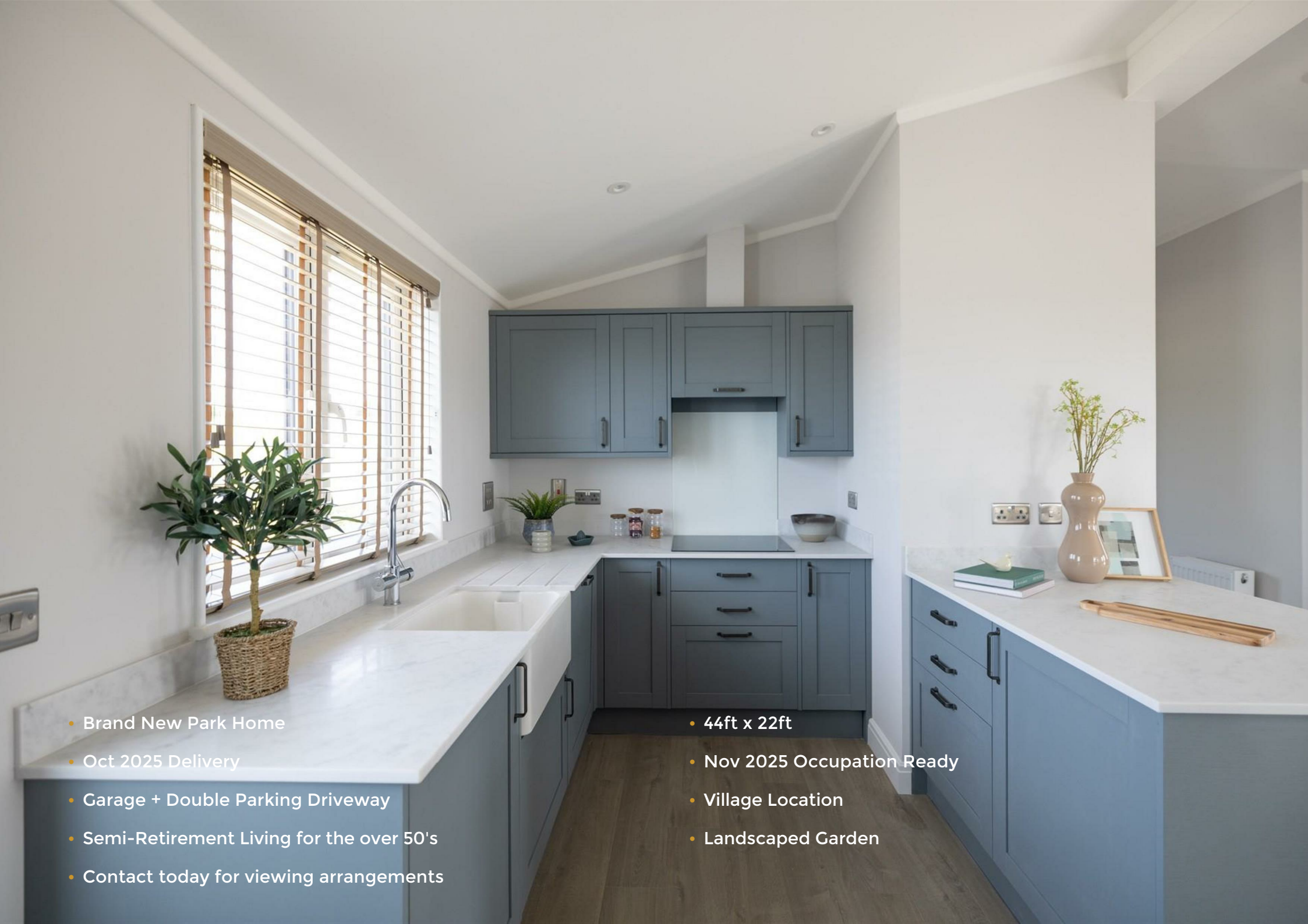


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PROPERTY SALES & LETTINGS

Lillybrook Estate, Chippenham, SN15 4AS

01793 840 222 | alanhawkins.co.uk



- Brand New Park Home
- Oct 2025 Delivery
- Garage + Double Parking Driveway
- Semi-Retirement Living for the over 50's
- Contact today for viewing arrangements

- 44ft x 22ft
- Nov 2025 Occupation Ready
- Village Location
- Landscaped Garden

73 Lillybrook Estate, Lyneham Chippenham, SN15 4AS

£274,500

NEWLY SITED 44ft x 22ft Two-Bedroom Park Home – Ready for Occupation November 2025

Situated on this popular, family-run site for the over 50s, this brand-new Harbur home occupies an excellent plot with a garage and parking for two cars.

Internally, the accommodation comprises a 21ft lounge and a stunning open-plan kitchen/dining room with integrated appliances, including a fridge/freezer, oven and hob, microwave, washing machine, and dishwasher, plus a peninsular breakfast bar.

An inner hallway with airing and cloaks cupboards leads to two double bedrooms. The main bedroom benefits from a walk-in wardrobe and en-suite shower room, while bedroom two features fitted wardrobes and is served by the main bathroom.

Further features include a 10-year warranty, LPG central heating, and landscaped surrounding gardens.

Park Home Living at its Finest!
Call today for further information or to arrange a viewing.



Viewings

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

Council Tax: Wiltshire Council

Tax Band A For information on tax banding and rates, please call Wiltshire Council

Tenure

Mobile Homes Act 1983

Services

Pitch Fee: £652.85 per quarter

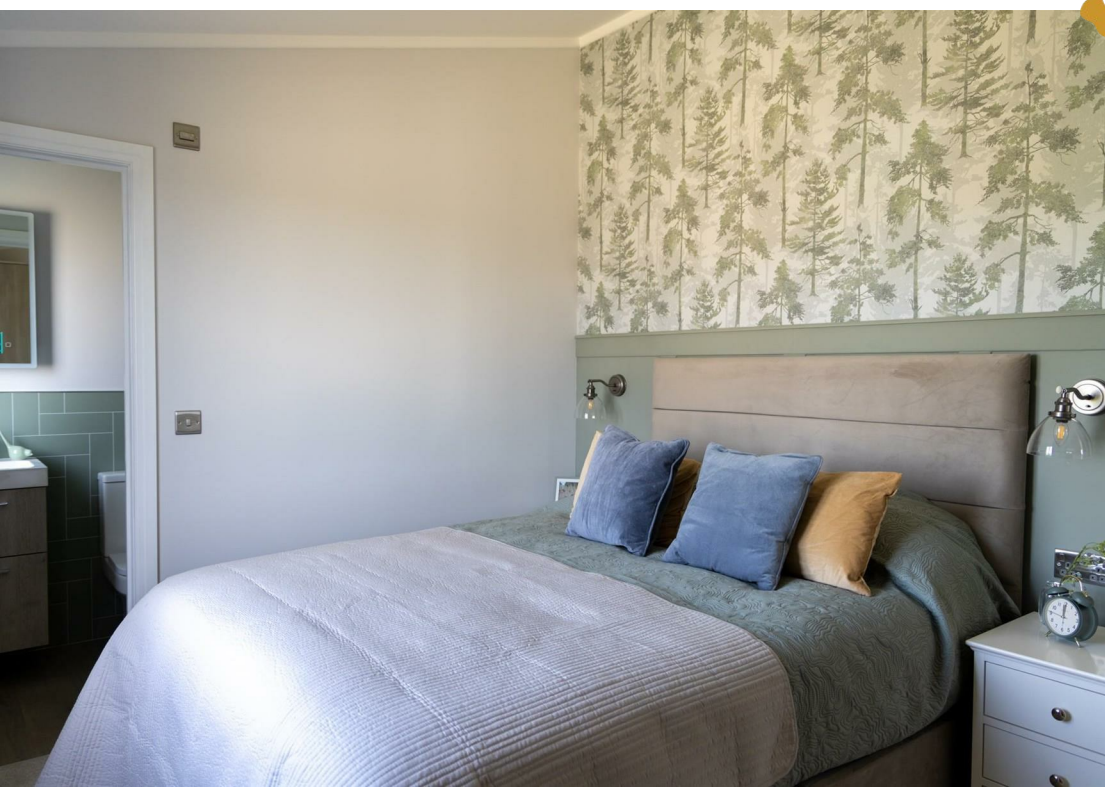
Gas: LPG

Electric: Mains

Water + Waster: Mains

No Dogs Permitted.

Residents of 50 and over to reside.





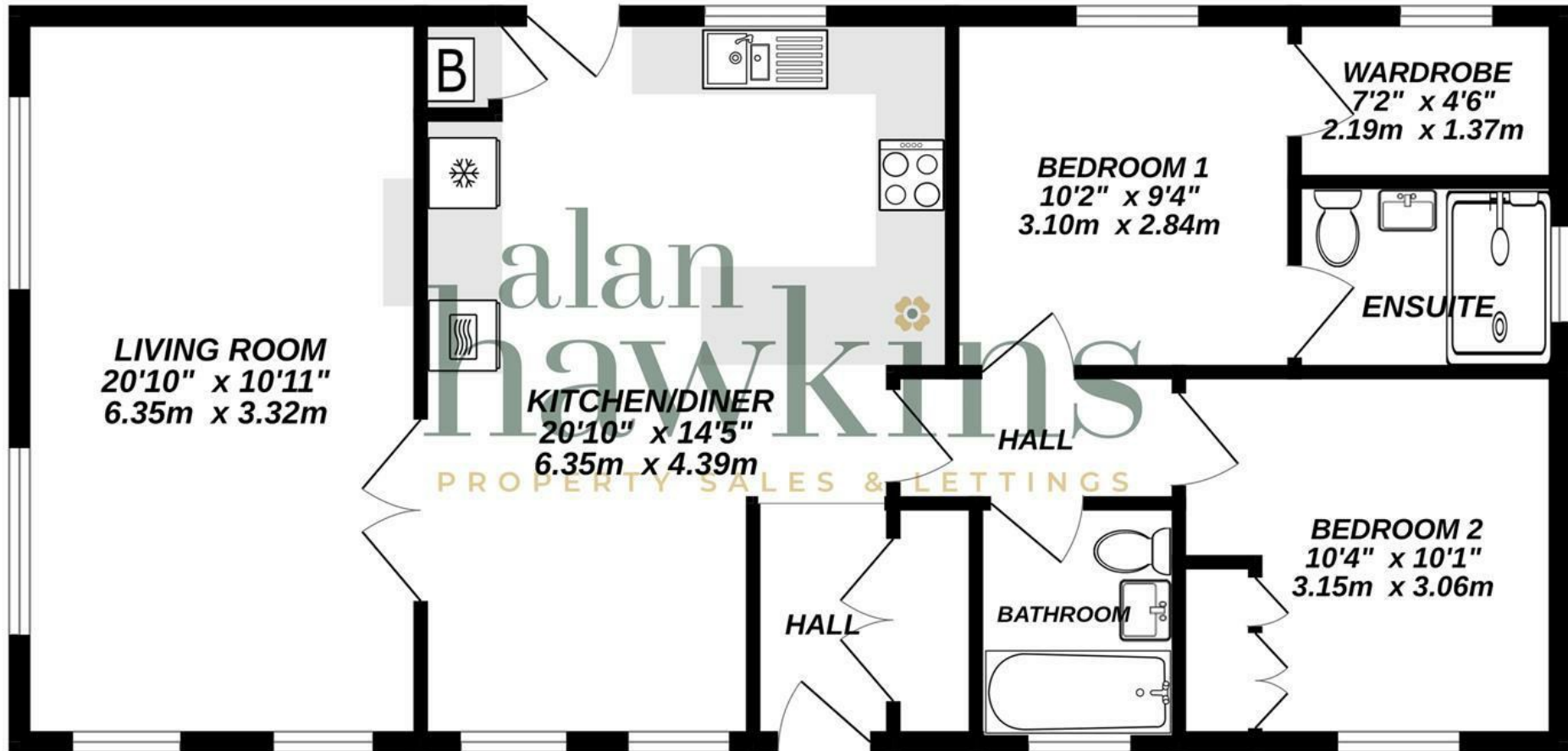


Plant Style

Alana Langan & Jacqui Vidal of Ivy Muse

GROUND FLOOR

844 sq.ft. (78.4 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 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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