



Lillybrook Estate, Lyneham, SN15 4AA

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- The image shows a spacious outdoor patio area with a glass-topped table and several metal chairs. The patio is surrounded by lush greenery and a view of a valley. The sky is overcast.
- Impressive 46' x 20' Park Home
 - Stunning Far Reaching Views
 - Well Tended Surrounding Gardens
 - Separate Dining Room
 - 5% Favourable Commission (Not The Traditional 10%)
 - Enviably Position
 - Garage + Block Paved Drive
 - 20ft Lounge
 - En-Suite Shower Room
 - Viewings Highly Recommended

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41 Lillybrook Estate Lyneham, SN15 4AA

£220,000

Occupying a prime position on this highly regarded family-run residential park for the over 50s, this delightful 46' x 20' Omar Colorado park home enjoys breathtaking panoramic views across the beautiful Dauntsey Vale countryside.

This impressive detached home offers spacious and comfortable accommodation approaching 900 sq ft, perfectly suited for those seeking a peaceful lifestyle without compromising on quality or space. Constructed in 2006, the property occupies an enviable plot on the edge of the development, benefiting from private driveway parking and garage.

The well-planned accommodation begins with a welcoming entrance hall leading through to a generous dual-aspect living room where large feature arched windows perfectly frame the far-reaching countryside views. An open archway connects seamlessly to the separate dining room, creating an ideal space for both everyday living and entertaining. The modern fitted kitchen is well equipped with integrated appliances including a mid-height double oven, whilst a useful side porch provides additional practicality.

The sleeping accommodation is equally impressive, comprising two generous double bedrooms. The principal bedroom enjoys the luxury of a walk-in wardrobe together with a private en-suite shower room featuring a replacement shower cubicle. The second

bedroom is served by a spacious family bathroom fitted with a corner bath and useful airing cupboard.

Further benefits include oil-fired central heating supplied by a regularly maintained combination boiler, uPVC double glazing, a security alarm system and enhanced underfloor insulation, all contributing to the home's excellent energy efficiency and year-round comfort.

Combining spacious accommodation, outstanding views and a sought-after location between the villages of Bradenstoke and Lyneham, this wonderful home represents a superb opportunity for those looking to enjoy a relaxed countryside lifestyle.

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.

Viewing is highly recommended through Alan Hawkins Property Sales.



Viewings

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

Council Tax: Wiltshire Council

Tax Band A For year 2026/27 = £1612.75

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

Tenure

Leasehold

Management Fee

Pitch Fee: £749.19 per quarter

Heating: Oil

Electric: Mains

Water + Waste: Mains

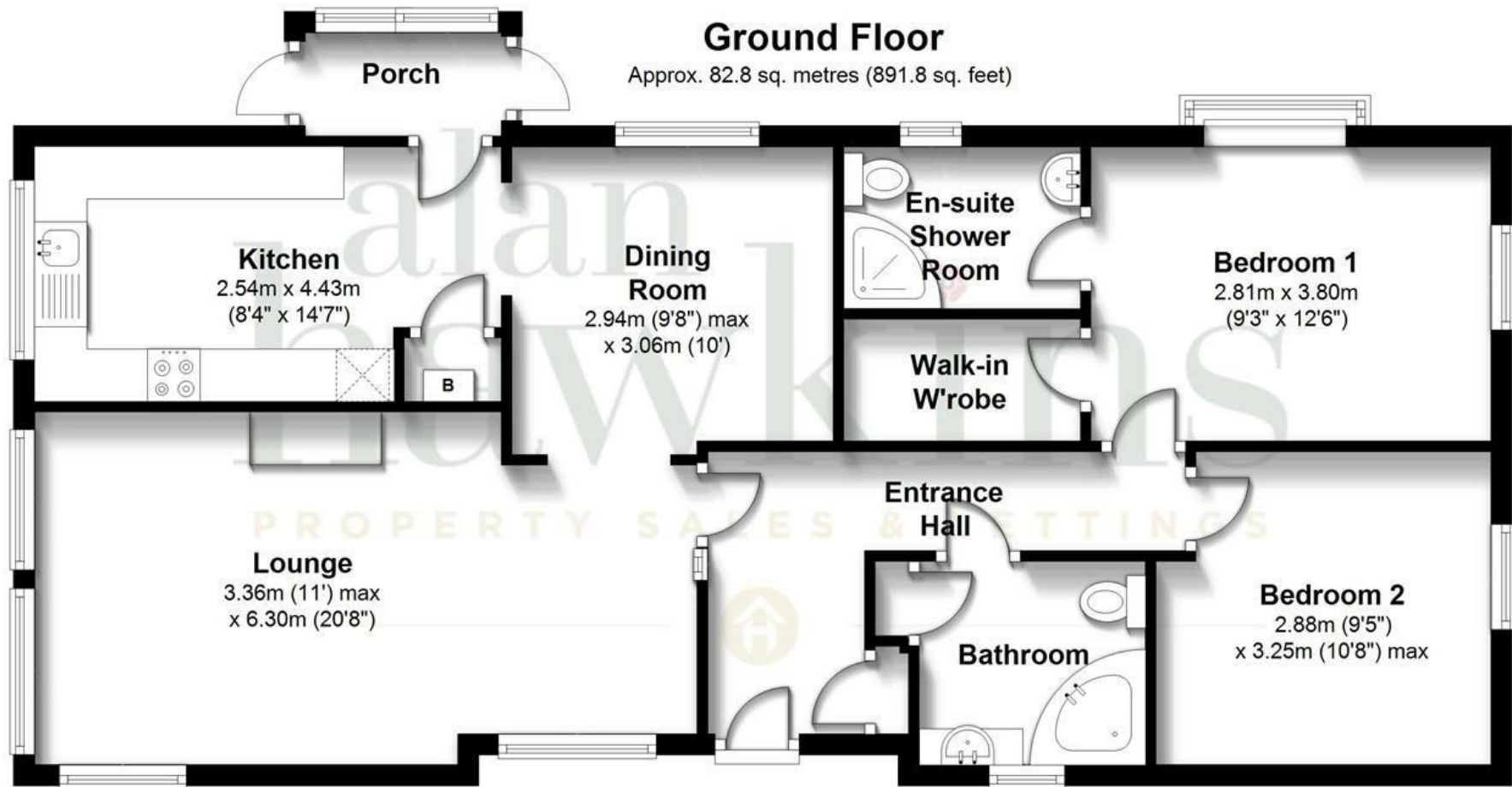
Pets: 1 Cat Permitted

Residents of 50 and over to reside.









Total area: approx. 82.8 sq. metres (891.8 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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