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Trow Lane, Lyneham, Chippenham, SN15 4DW

01793 840 222 | [alanhawkins.co.uk](http://alanhawkins.co.uk)

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PROPERTY SALES & LETTINGS



- 
- 3 Bedroom Detached Cottage
  - Double Garage and sweeping Driveway
  - Two Receptions
  - Offered with No Onward Chain

- c0.42 Acre Plot
- Countryside Views to Rear
- Great Scope for Enhancement (stpp)
- c3 Mile Drive to Royal Wootton Bassett High Street

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# Greatwood Cottage Trow Lane Lyneham, Chippenham, SN15 4DW

£550,000

'Greatwood Cottage' is a charming three-bedroom detached cottage set along a quiet country lane, approximately 3 miles from the popular market town of Royal Wootton Bassett.

Offered to the market for the first time in nearly 50 years, the property presents an excellent opportunity for modernisation or further enhancement (subject to planning permission), occupying a generous plot of approximately 0.42 acres.

Accessed via private gated entry, a sweeping gravel driveway leads to a detached double garage. A garden wall separates the driveway from the private, enclosed garden.

The accommodation includes a kitchen, hallway, and utility area to the front of the property. To the rear are two attractive reception rooms, both featuring characterful inglenook-style fireplaces. An open staircase leads to the first-floor landing, which gives access to three bedrooms, a family bathroom, and generous eaves storage.

Externally, the cottage is well-positioned within its plot, offering spacious front and rear gardens mainly laid to lawn, with mature trees and shrubs providing privacy. There is side access on both sides of the property.

Additional features include oil-fired central heating and uPVC double glazing.

Ideally located, both Chippenham and Swindon train stations are approximately 10 miles away, offering direct links to London, while Junction 16 of the M4 is just 6 miles away.

A delightful and mature property with fantastic potential – perfect for those looking to create a forever family home.

For further information or to arrange a viewing, contact Alan Hawkins Property Sales.



## Viewings

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

## Council Tax: Wiltshire Council

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

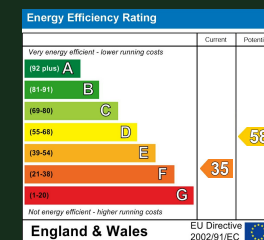
## Tenure

Freehold

## Services

Electric: Mains  
Water: Mains  
Waste: Septic Tank (private)  
Gas: None  
Heating: Oil Fired  
Flood Risk:

## Energy Efficiency Rating (England & Wales)







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**TOTAL FLOOR AREA : 1685 sq.ft. (156.5 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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## Alan Hawkins

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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.

