



richard
james

28 The Beeches, Lydiard Millicent, Wiltshire, SN5 3LT

Guide Price £650,000



IN A NUTSHELL


 **4**
 **3**
 **2**

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OFFERED WITH NO ONWARD CHAIN

Situated in the quiet & picturesque village of Lydiard Millicent with far reaching views across open countryside, we are pleased to present this improved and extended 4 bedroom ensuite detached family home which comes with lapsed planning permission for further development. The property benefits from uPVC double glazing, gas radiator central heating, sitting room, dining room, office, re fitted kitchen/breakfast room, utility room with new boiler, cloakroom, master bedroom with ensuite shower room, 2 further bedrooms, re

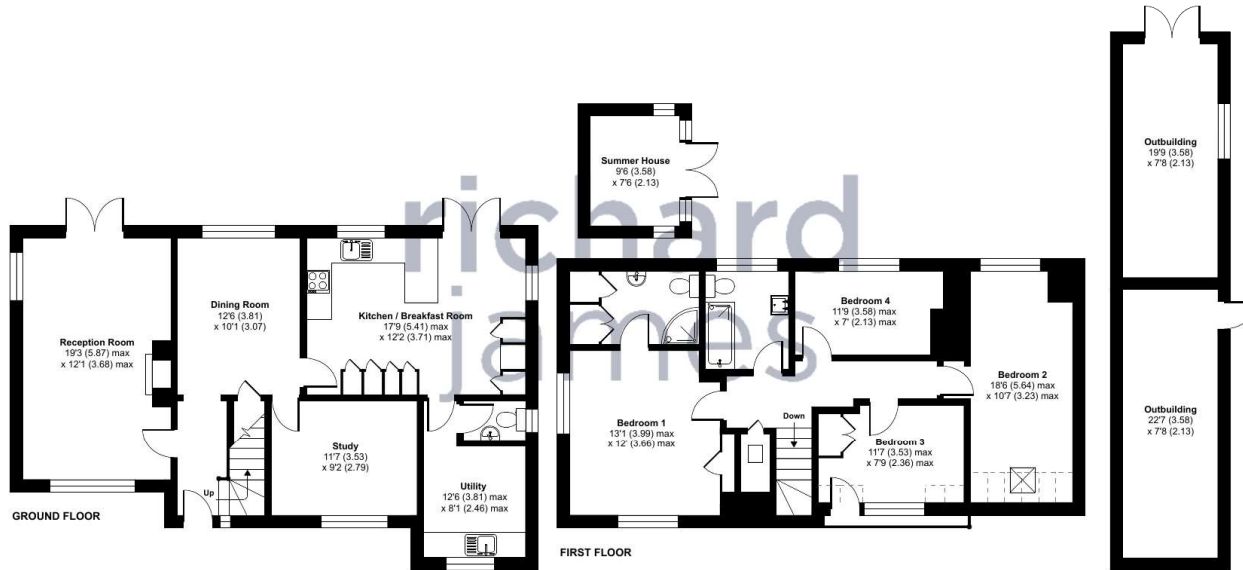
EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Denotes restricted head height

Approximate Area = 1612 sq ft / 149.7 sq m
Outbuilding = 348 sq ft / 32.3 sq m
Summer House = 71 sq ft / 6.6 sq m
Limited Use Area(s) = 28 sq ft / 2.6 sq m
Total = 2059 sq ft / 191.2 sq m



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3cheom 2024. Produced for Richard James. REF: 1082198

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1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.

EXCEPTIONAL SERVICE

Our team will guide you through the process of buying or selling your home. We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain while moving you in as swiftly and smoothly as possible.

- Honest valuations in current market conditions
- Dedicated sales progression team
- Recommended financial advisors
- 5* service from valuation to completion
- Award winning lettings service
- Ahead of the game marketing strategies
- Professional photography
- Social media marketing
- Top listings on Rightmove and Zoopla

CALL US FOR A FREE VALUATION ON YOUR PROPERTY...

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