



Chippenham Road, Lyneham, SN15 4NX

Guide Price **£490,000**

**richard
james**



freehold energy
efficiency rating

E

A charming deceptively spacious detached Grade II listed thatched cottage nestled on the edge of a village offering convenience stores, a primary school, lovely walks and being with catchment for Royal Wootton Bassett's Academy School.

The property has been split by the current owners to give two independent living areas however has a wealth of potential for re-arrangement.

Downstairs you will find an entrance porch, study, dining room, kitchen/diner, separate toilet, conservatory onto the rear garden and a great sized living room with stairs to the first floor. There is then a further inner lobby with stairs to the first floor, a reception room, kitchen, bathroom and a small area currently used to work from.

Upstairs are 4 bedrooms and a bathroom. The house sits in mature grounds with a garage and driveway and enjoys countryside views and a non-overlooked year garden. An internal viewing is recommended.





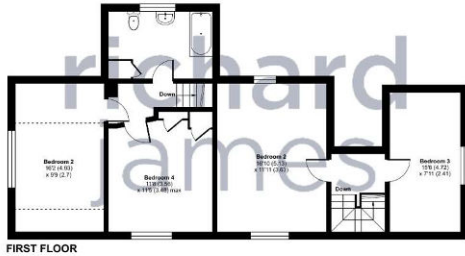




Approximate Area = 2231 sq ft / 207.2 sq m
 Limited Use Area(s) = 72 sq ft / 6.6 sq m
 Garage = 149 sq ft / 13.8 sq m
 Total = 2452 sq ft / 227.6 sq m
 For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2024. Produced for Richard James. REF: 1100841

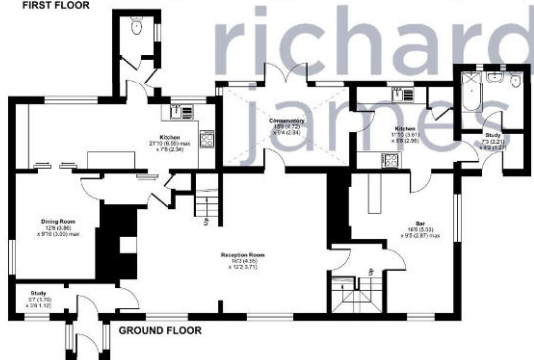
Approximate Area = 2231 sq ft / 207.2 sq m
 Limited Use Area(s) = 72 sq ft / 6.6 sq m
 Garage = 149 sq ft / 13.8 sq m
 Total = 2452 sq ft / 227.6 sq m
 For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2024. Produced for Richard James. REF: 1100841

call us for a free valuation on your property

rwb@richardjames.uk

High Street | Royal Wootton Bassett | SN4 7AY

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

rwb@richardjames.uk

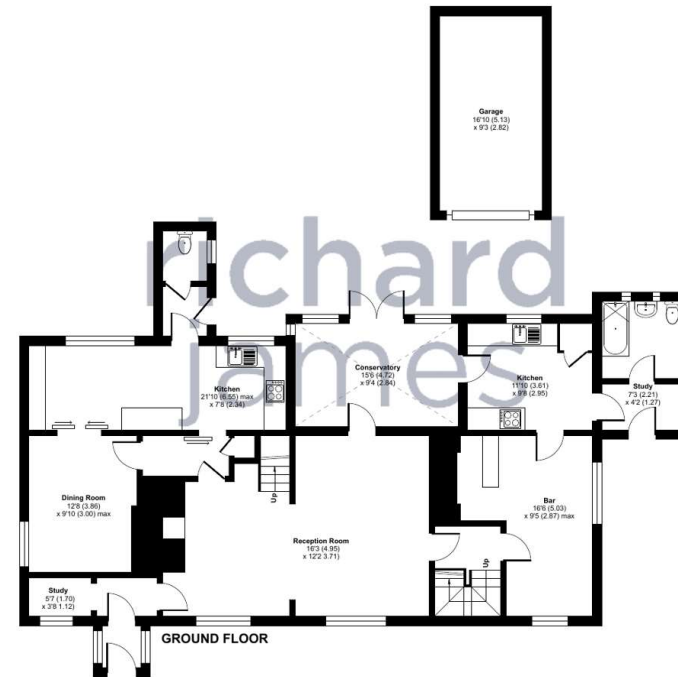
High Street | Royal Wootton Bassett | SN4 7AY

Approximate Area = 2231 sq ft / 207.2 sq m
Limited Use Area(s) = 72 sq ft / 6.6 sq m
Garage = 149 sq ft / 13.8 sq m
Total = 2452 sq ft / 227.6 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Richard James. REF: 1100841

Richard James & their clients give notice that:

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.

rightmove