



Chippenham Road, Lyneham, SN15 4NX

Guide Price **£525,000**

**richard
james**



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freehold energy
efficiency rating

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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. An internal viewing is recommended.





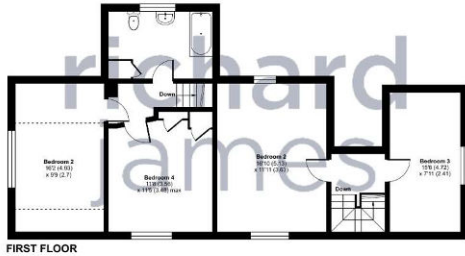




Approximate Area = 2231 sq ft / 207.2 sq m
 Limited Use Area(s) = 72 sq ft / 6.6 sq m
 Garage = 149 sq ft / 13.8 sq m
 Total = 2452 sq ft / 227.6 sq m
 For identification only - Not to scale



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

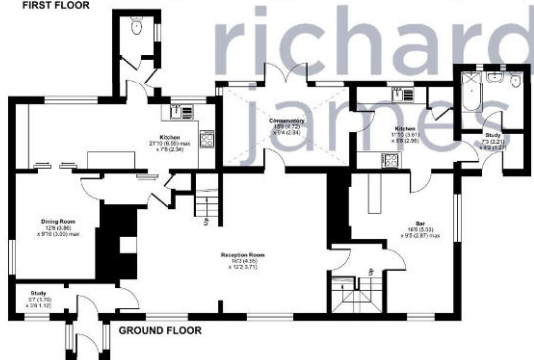
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FIRST FLOOR



GROUND FLOOR



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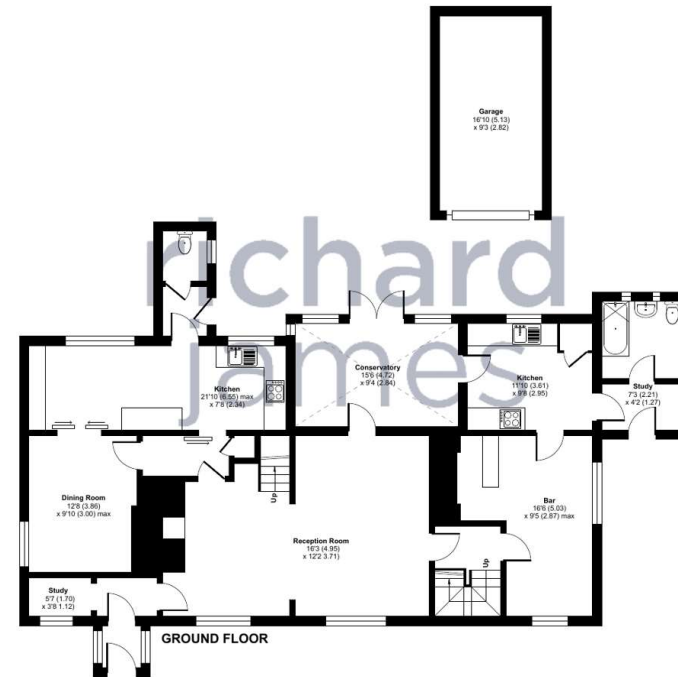
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