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GOODMAN WARREN BECK

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Offers Over £800,000

An extended and much improved detached house set within half an acre and offering spacious and flexible accommodation approaching c.2900 sq ft in total. The ground floor accommodation offers a spacious and welcoming reception hall with guest cloakroom, sitting room with wood burning stove, a large family room, a stunning garden room with vaulted ceiling enjoying views over the garden, a well appointed kitchen/dining room, conservatory and useful utility room. The first floor then boasts an impressive master bedroom with vaulted ceiling and a quality en-suite shower room, large guest bedroom with en-suite wet room, two further bedrooms and a family bathroom with a bath and separate shower. Other benefits include oil fired central heating with new oil tank, double glazing, an EV charger and solar panels with battery storage. Outside electric double gates open into a large parking area providing parking for numerous vehicles leading to an oversized detached garage. The gardens extend to all sides with large areas of lawn, seating areas and various storage sheds. The large garden offers a potential building plot and pre planning enquiry for a three bedroom detached bungalow was looked upon favourably by the local authority.

Situation

Lyneham is a popular village on the edge of the Dauntsey Vale offering numerous amenities to include two supermarkets, restaurants, public houses and a junior school. The village is conveniently located in the heart of the Wiltshire countryside yet within easy reach of the thriving towns of Royal Wootton Bassett, Calne and Chippenham and close to M4 J.16 and Swindon with it's mainline rail links to London Paddington and Bristol.

Accommodation Comprising:

Composite entrance door and full height side panels to:

Reception Hall

Stairs to first floor with cupboard under. Spotlights. Coving. Radiator with decorative cover. Oak doors to:

Cloakroom

Obscure double glazed window to side. Radiator. Vanity wash basin with chrome mixer tap, cupboard under and tiled splashback. Close coupled WC.

Sitting Room

Double glazed window to front and rear. Two radiators. Wood laminate flooring. Wood burning stove with Oak beam over and granite hearth. Coving. Door to:

Garden Room

Full width sliding doors with gable end window above. Full height windows to either side. Two radiators. Two skylights.

Kitchen/Dining Room

Double glazed window to front. Radiator. Range of drawer and cupboard base units and matching wall mounted cupboards with under unit lighting. Granite worksurfaces with matching upstands and undermounted single bowl stainless steel sink unit with chrome mixer tap. Range cooker with splashback and extractor over. Space and plumbing for dishwasher. Space for American fridge/freezer. Wood laminate flooring. Spotlights. Coving. Breakfast bar with solid wood worktop and matching upstand. Door to utility. Double glazed sliding patio doors to:

Conservatory

uPVC double glazed with French doors to side.

Utility Room

Double glazed window to front. Obscure double glazed door to rear. Radiator. Rolled edge worksurfaces with single bowl single drainer stainless steel sink unit with chrome mixer tap. Cupboard base unit and wall mounted cupboard. Space and plumbing for washing machine. Wood laminate flooring. Door to:

Family Room

Double glazed window to front. Double glazed French doors to rear. Two radiators. Wood laminate flooring. Coving. Spotlights. Media wall with inset electric fire.

First Floor Landing

Double glazed window to rear. Wood laminate flooring. Access to roof space. Coving.

Master Bedroom

Double glazed French doors and full height side panels to front with Juliet balcony. Double glazed window to rear. Two skylights. Two radiators. Wood laminate flooring. Built-in wardrobe. Spotlights.

En-Suite Shower Room

Obscure double glazed window to front. Large walk-in fully tiled shower cubicle. Twin countertop wash basins with chrome mixer tap set on Quartz worksurface with drawer and cupboard base units. Close coupled WC with concealed cistern. Tiling to principal areas. Tiled floor. Spotlights. Contemporary style radiator.

Guest Bedroom

Double glazed window to front and rear. Two radiators. Full width wardrobes. Wood laminate flooring. Spotlights. Doorway to:

En-Suite Wetroom

Obscure double glazed window to front. Shower. Vanity wash basin with chrome mixer tap and cupboard under. Tall cupboard. Spotlights. Extractor. Fully tiled walls and floor.

Bedroom Three

Double glazed window to front. Radiator. Wood laminate flooring. Coving.

Bedroom Four

Double glazed window to rear. Radiator. Wood laminate flooring. Coving.

Family Bathroom

Bath with chrome mixer tap and shower attachment. Separate shower cubicle. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Chrome ladder radiator. Tiling to principal areas. Tiled floor. Spotlights. Coving.

Grounds

The grounds of the property extend to the front, side and rear, occupying approximately half an acre. Mainly laid to lawn with a large paved seating area, fully enclosed by hedging, timber fencing. Electric double gates and single personal gate. There is a large driveway providing ample parking for multiple vehicles.

Oversized Garage

Electric roller door. Double glazed window to rear. Double glazed door to side. EV charging point. Power and light. Eaves storage.

Directions

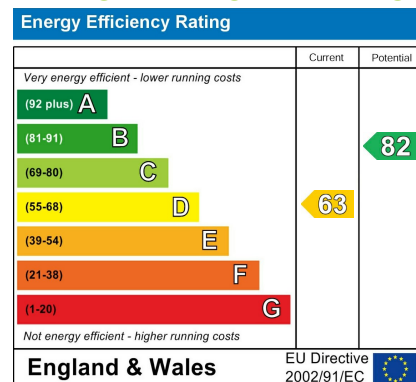
From Chippenham head towards Lyneham on the B4069. Head through the villages of Sutton Benger, Christian Malford and Dauntsey Lock. Proceed up the hill, past the light industrial units on the right hand side, The driveway for the property can be found on the right hand side, almost opposite the signpost for Lyneham and Bradenstoke.

What Three Words: ///outhouse.love.hillside

Agents Note

There is an improvement indicator showing against the council tax band for this property.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold



TOTAL FLOOR AREA: 2865 sq.ft. (266.2 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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