

Lillybrook, Lyneham, Chippenham, SN15 4AA

01793 840 222 | alan**hawkins**.co.uk

alan hawkins
PROPERTY SALES & LETTINGS



- Brand New Park Home
- 44ft x 22ft Twin Unit
- 21ft Lounge with Feature Fireplace
- Over 50 Residential Site
- Semi-Retirement Living at it's finest
- 24ft Garage + Double Driveway
- Stunning Kitchen/Dining Room
- Master Bedroom with Walk-in Wardrobe
- Landscaped Garden

148 Lillybrook Lyneham Chippenham, SN15 4AA

£290,000

Come and experience park home living at its finest! Incentives will be available on the day when reserving one of the fabulous 14 plots.

148 is a stunning Foundry Living 'Iron' home, occupying a beautifully landscaped corner plot within this delightful cul-de-sac on this family-run site for the over-50s. Measuring an impressive 44ft x 22ft (968 sq ft), this superb home is sited and ready for occupation.

The property is accessed via a welcoming entrance with ample storage for coats and footwear, leading into the impressive open-plan kitchen/dining/family room, featuring attractive windows, extensive kitchen workspace, a generous range of units and high-end integrated appliances. The spacious dual-aspect lounge is accessed via glazed double doors.

The principal bedroom is particularly impressive, offering a spacious walk-in wardrobe and generous en-suite shower room, while the second bedroom is a good-sized double with fitted wardrobe and use of the stylish family bathroom.

Further benefits include a surrounding landscaped garden, 24'10" garage with electric roller door and LPG central heating.

A superb semi-retirement home offering an excellent alternative to bungalow living, set within a desirable village location.

Call Alan Hawkins for further information on 01793 840222



Viewings

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

Council Tax: Wiltshire Council

Tax Band A For year 2026/27 = £1612.75
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

Tenure

Secure Tenure via the Mobile Homes Act 1983

Pitch Fee: £2611.40 p/a

Tenure: Mobiles Homes Act 1983
Pitch Fee: £676.37
Gas: LPG
Electric: Mains
Water + Waste: Mains


148
Lillybrook











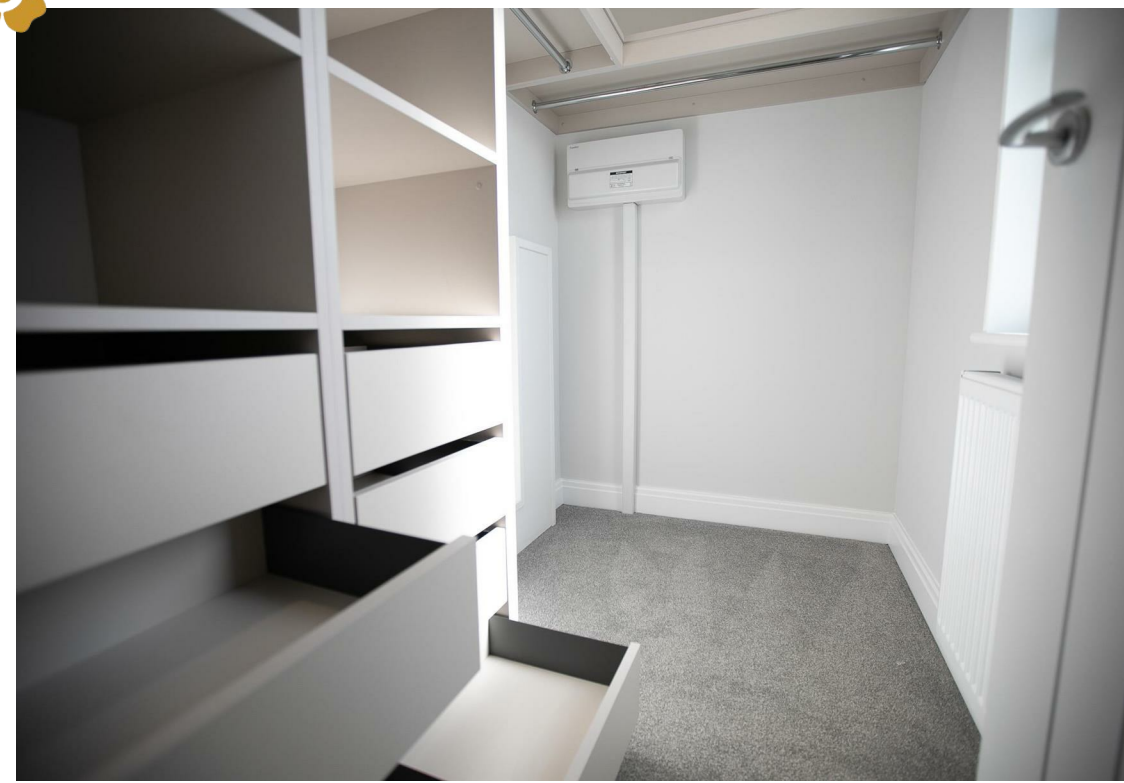


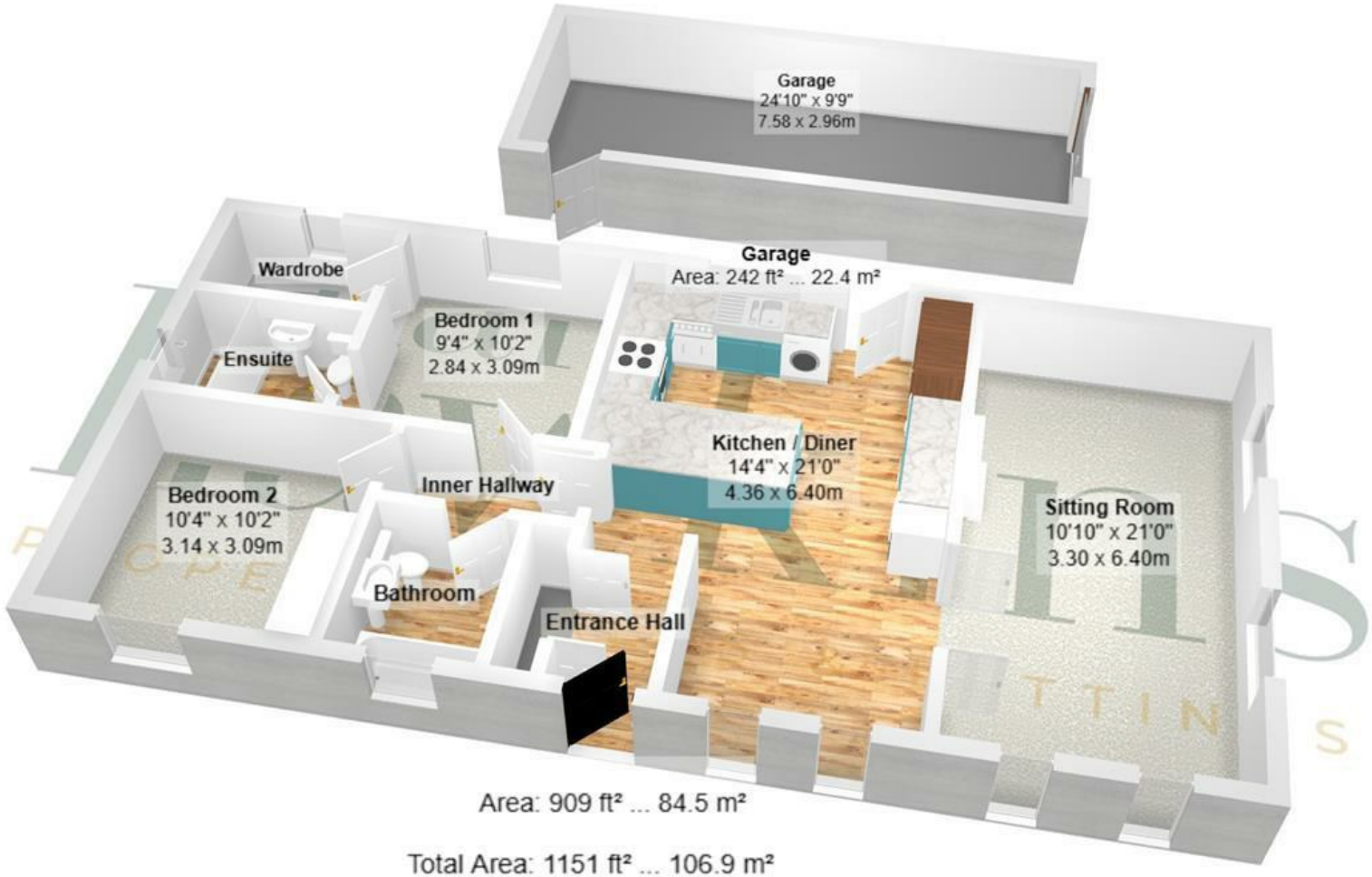












Area: 909 ft² ... 84.5 m²

Total Area: 1151 ft² ... 106.9 m²

Disclaimer:
These floor plans are provided for guidance only and are not to scale.
All dimensions, layouts, and details shown are approximate and should not be relied upon as statements of fact.
Prospective purchasers or tenants should satisfy themselves by inspection or independent verification.
Fixtures, fittings, furniture, and appliances shown are indicative only and may not be included in the sale or letting.
Neither the seller, landlord, nor the estate agent accepts responsibility for any inaccuracies or omissions. Copyright Alan Hawkins Estate Agents Ltd

alan hawkins

PROPERTY SALES & LETTINGS

01793 840 222 | alan**hawkins**.co.uk

Alan Hawkins
26/26a High Street,
Royal Wootton Bassett
Wiltshire, SN4 7AA

Disclaimer: These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not tested any apparatus, 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.

THE GUILD PROPERTY PROFESSIONALS

safeagent

The Property Ombudsman