



60, Webbs Court, Lyneham, Chippenham, SN15 4TR

**Guide Price £425,000**

**richard james**

Village & Country Homes

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## Webbs Court

Lyneham

Freehold | EPC Rating - D

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Explore this beautifully appointed four-bedroom detached family home, offering 1,330 sqft of living space, located in the desirable village of Lyneham, just four miles north of the charming market town of Royal Wootton Bassett.

As you step inside, you're welcomed by an inviting entrance hallway that leads to a spacious living room featuring a cosy gas fireplace. The heart of the home is the stunning open-plan modern kitchen and dining area, complete with a breakfast bar and patio doors that open out to the rear garden, perfect for entertaining. The ground floor also boasts a large utility room and a convenient downstairs WC.

Upstairs, you'll find a family bathroom and four generously sized DOUBLE bedrooms. Three of the bedrooms come with built-in wardrobes, while the master suite offers the luxury of an en-suite shower room.

Outside, the expansive fully enclosed private garden is a fantastic space for family gatherings, with side gated access leading to a two-car driveway and garage, which provides excellent storage with power and lighting. Additional features of this lovely home include uPVC double glazing and gas radiator central heating, ensuring comfort and efficiency throughout the seasons.

Welcome Home...





Lyneham is a well-connected village in north Wiltshire, popular with families and commuters alike. It offers a good range of local amenities including a primary school, convenience stores, café/takeaway options, a doctor's surgery, and a library. The village also has parks, sports facilities and countryside walks nearby. Lyneham benefits from excellent road links via the A3102 and M4, with easy access to Swindon, Chippenham and the surrounding villages, making it a practical and appealing place to live.













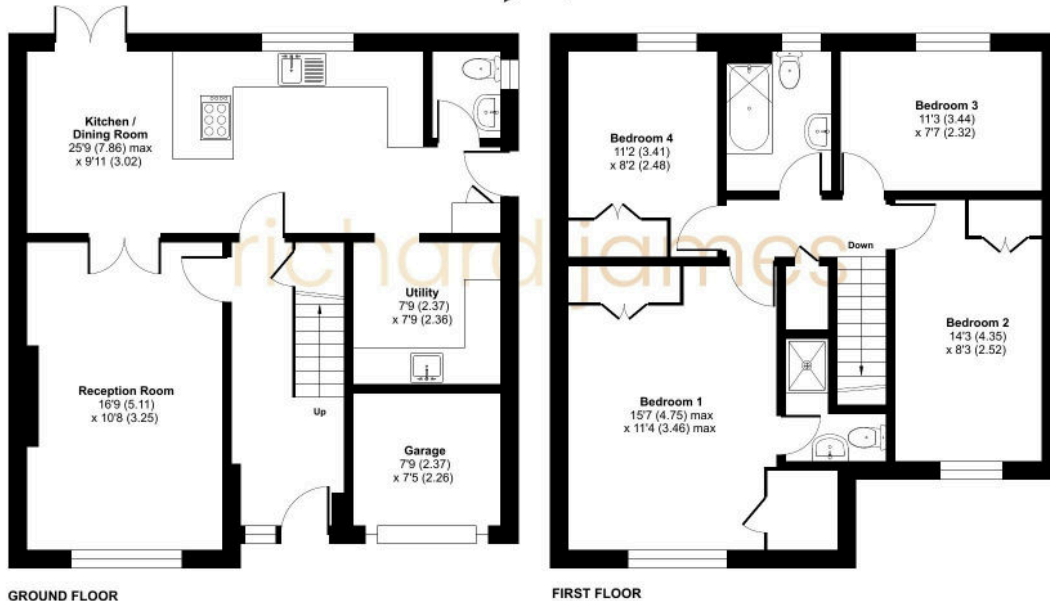


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## Floorplan

Approximate Area = 1262 sq ft / 117.2 sq m  
 Garage = 58 sq ft / 5.3 sq m  
 Total = 1320 sq ft / 122.5 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2028. Produced for Richard James. REF: 1403352

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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.

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