



LAPWINGS,  
YATESBURY

Carter Jonas

# LAPWINGS, YATESBURY, CALNE, SN11 8YG

## A DETACHED THREE BEDROOM BUNGALOW IN NEED OF COMPLETE RENOVATION.

### AMENITIES

- Sitting/Dining Room
- Kitchen
- Three Bedrooms
- Family Bathroom
- Detached Double Garage
- Driveway Parking
- Gardens
- Rural Views
- Driveway Parking
- Renovation Project

### SITUATION

Lapwings is situated in an elevated position within a corner plot in the rural hamlet of Yatesbury. Located off the A4 c.6 miles to the west of Marlborough c. 6 miles to the east of Calne. These popular market towns provide a wide range of shopping and leisure services, while the larger regional centres of Swindon, Chippenham and Bath complement these services further. Communications are excellent, with Junctions 15 and 16 of the M4 lying to the north. Chippenham provides a fast and regular main line service to London Paddington (journey time from 63 mins). There is an excellent range of schools in the area, including a well-regarded primary school in Cherhill, St Mary's and St Margaret's, Calne, Dauntsey's West Lavington and Marlborough College. There is a wide range of leisure opportunities with golf at the North Wilts and Marlborough golf clubs, and many opportunities for walking, cycling, riding and fishing in the area.

### DESCRIPTION

Lapwings is a detached three bedroom bungalow of brick elevations, under a tiled roof and relieved by wooden framed glazed windows set in an elevated position set back from the road. There is a generously proportioned sitting/dining room, kitchen and three bedrooms all of which are served by the family bathroom.

The property requires complete renovation and modernisation and is an ideal project from someone looking to make their own home. The property could either be extended and improved, or there is potential to knock down and re-build a new dwelling within the plot, subject to all the necessary planning permissions.



### OUTSIDE

Approached by a driveway, there is a detached double garage which requires attention due to cracking in the brick work. The plot as a whole extends to approximate a third of an acre and is completely enclosed and secluded by a range of mature trees and hedges. There is a good sized area of lawn which enjoys lovely rural views over open countryside and a patio area providing a seating area.

**TENURE** Freehold

**EPC BAND** F.

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office



# Lapwings

Aproximate GIA – Excludes Garage

Ground Floor



This plan is for illustrative purposes only, measurements are approximate and not to scale  
 Outbuildings are not shown to scale or orientation  
 Produced by Lightfall



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>92</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>34</b>	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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