



72a High Street
Sutton Benger

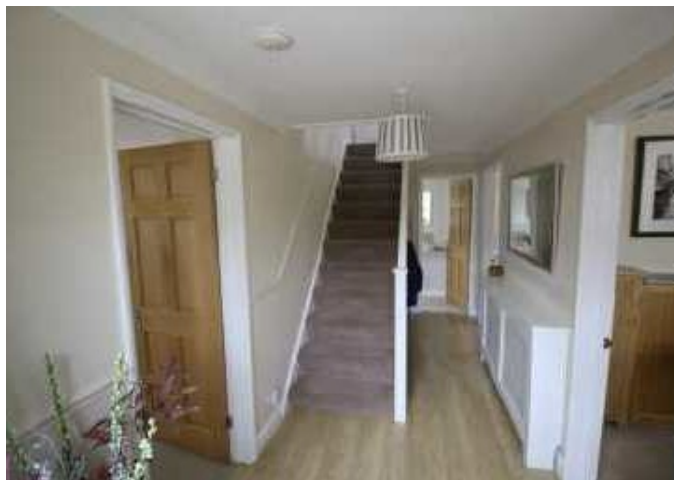


72a High Street Sutton Benger SN15 4RL

Modern, very well presented four bedroom detached family home tucked away at the end of a lane just off the High Street with delightful garden and single garage with driveway in front.

- Individual Property • Detached Family Home •
- Tucked Away Location • Four Good Bedrooms •
- Kitchen / Dining Room • Well Tended Garden •
- Single Garage & Driveway • Popular Village Location •

Asking Price £515,000



Description

Modern, very well presented four bedroom detached family home tucked away at the end of a lane just off the High Street in the most sought after village of Sutton Benger. The property was built approximately 30 years ago and offers contemporary accommodation throughout with the added benefit of a delightful garden laid mainly to lawn which offers a good degree of privacy. The accommodation is arranged over two floors and comprises entrance hallway, lounge with wood burner, conservatory with underfloor heating, study, open plan kitchen / dining room ideal for modern day living, utility room and cloakroom. To the first floor are four good size bedrooms, the master with en-suite shower room and built in bedroom furniture, and re-fitted family bathroom. Further benefits include single garage with ample driveway parking in front and UPVC double glazing. An internal viewing is highly recommended in order to appreciate all that this property has to offer.

Situation

Sutton Benger is a popular Wiltshire village which supports two popular public houses, a useful post office store, a highly regarded restaurant, well attended primary school and Hazelwood Beauty Salon. More comprehensive amenities can be found in nearby Chippenham including mainline railway station, highly regarded Secondary schooling, town centre leisure centre and shopping, as well as a range of other amenities. Close by is the popular town of Malmesbury which is reputed to be the oldest borough in the country dating back to the 11th Century. This thriving pretty town offers a wealth of buildings of architectural interest including its ancient Abbey, whilst also having a wide range of shops and amenities, a new Waitrose, award winning schools and leisure facilities. The M4 motorway at Junction 17 provides convenient motor commuting into the major centres of Bath, Bristol, Swindon and London.

Directions

From Chippenham proceed out on the B4069 to Swindon passing through the village of Kington Langley. Upon reaching Sutton Benger continue through the village passing The Bell House Hotel. After a short distance you will see a lane on your left hand side (opposite Sutton Lane) Turn left into this lane and the property can be found tucked away at the end.

Services & Council Tax

Council Tax Band E

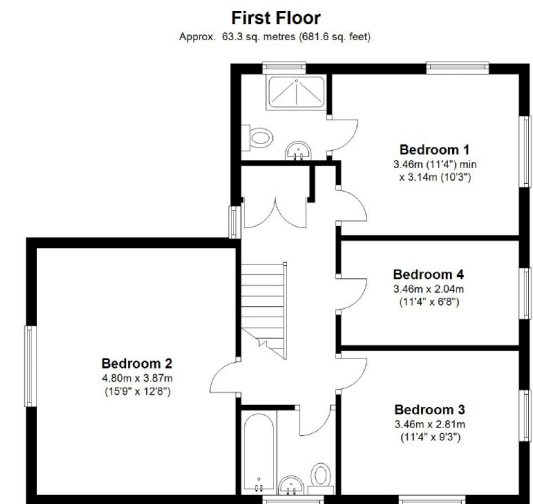
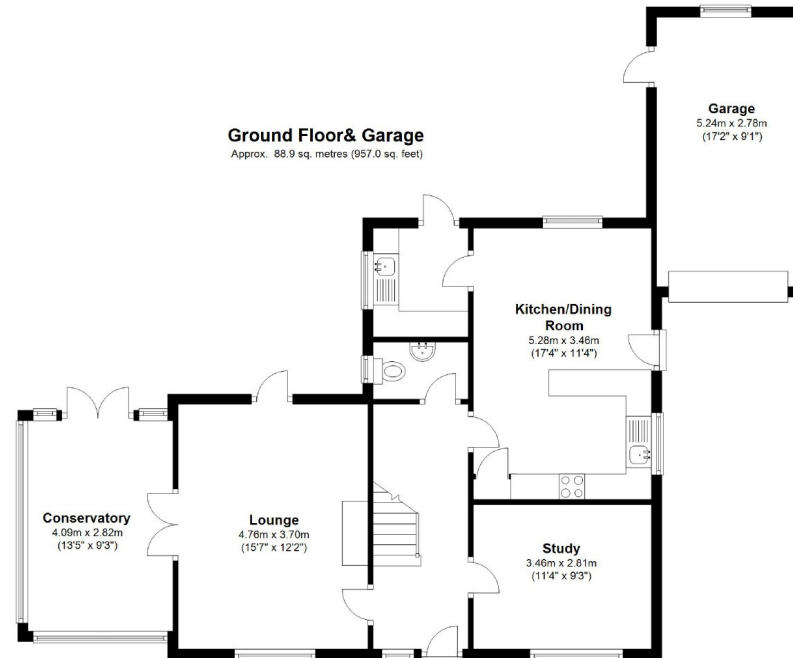


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Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	46	46
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	42	42
England & Wales		
	EU Directive 2002/91/EC	



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