



6 Manor Farm Drive  
Sutton Benger



# 6 Manor Farm Drive Sutton Benger SN15 4RW

Attractive four bedroom detached family home pleasantly situated at the end of a cul de sac location occupying a bold plot of about 0.85 acres with double garage and approved PP to extend.

- Attractive Property • About 0.85 Acre Plot • PP To Extend • Fours Bedrooms • Well Presented • Popular Village Location • Double Garage • Viewing Recommended •

Asking Price £700,000



## Description

**\*\*PLANNING PERMISSION APPROVED TO EXTEND \*\*** An attractive four bedroom detached family home pleasantly situated at the end of a cul de sac location occupying a bold plot of about 0.85 acres offering spacious and well presented accommodation throughout. The property has a delightful garden laid mainly to lawn with a variety of mature trees, shrubs and hedging and leads down to a pretty brook overlooking open fields. The accommodation is arranged over two floors and comprises porch, welcoming entrance hallway, cloakroom, sitting room with fireplace, dining room, conservatory, kitchen and utility room. To the first floor is a spacious landing, four good size bedrooms, the master with en-suite bathroom, and a stylish re-fitted family bathroom. Planning permission has been approved to extend the property and the plans can be found on the Wiltshire Council website with the application number 16/05897/FUL. Further benefits include a double garage with ample driveway parking in front. An internal viewing is highly recommended in order to fully appreciate all that this lovely 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 (La Flambe), 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 the village of Kington Langley. When you reach Sutton Benger continue along the High Street and the entrance to Manor Farm Drive will be found on the left hand side. Follow this road and the property can be found tucked away at the end of the cul de sac.

## Services & Council Tax

Council Tax Band G



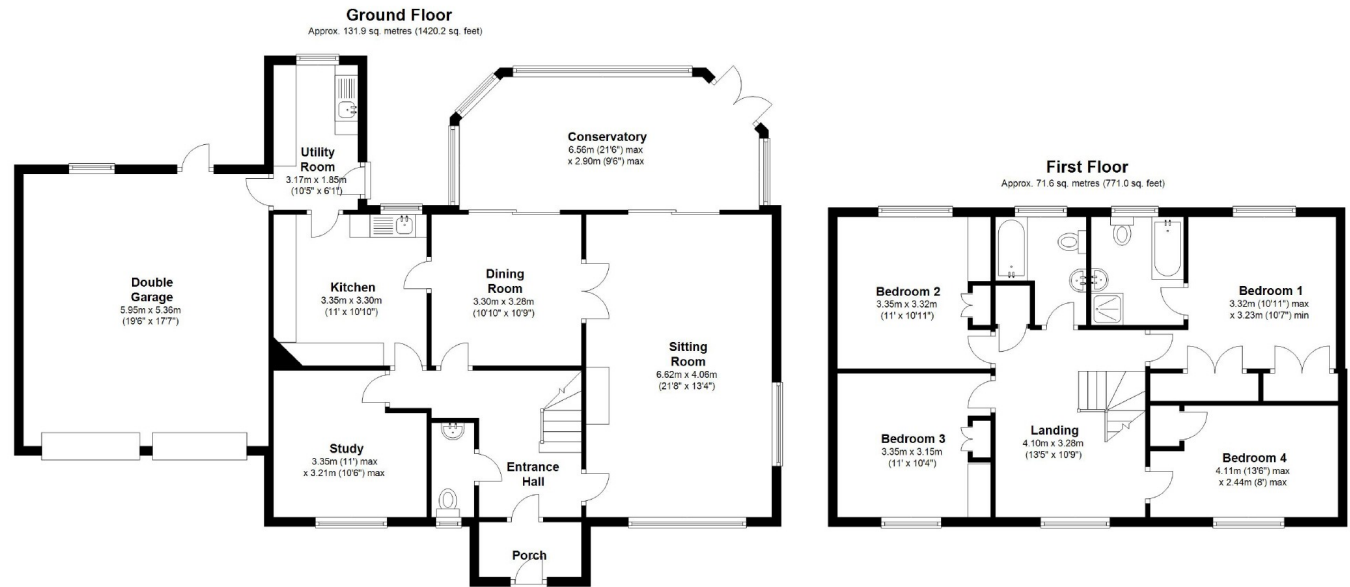
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only.

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)	<b>A</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>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
			<b>28</b>
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</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>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		<b>37</b>	<b>53</b>
England & Wales		EU Directive 2002/91/EC	



33 / 34 Market Place, Chippenham, Wiltshire,  
SN15 3HP  
Tel: 01249 652717  
Fax: 01249 654100  
Email: chippenham@strakers.co.uk

Total area: approx. 203.6 sq. metres (2191.2 sq. feet)

[strakers.co.uk](http://strakers.co.uk)

- Chippenham
- Corsham

- Marlborough
- Malmesbury

- Royal Wootton Bassett
- Devizes

- Swindon
- North Swindon