



SCOTT WINDLE POWERED BY **exp** TM UK

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Sutton Lane, Sutton Benger, Chippenham, Wiltshire

Offers Over £500,000

4 3 1



Reference; SW0341. Rosemoor Lodge is pleasantly situated on the edge of the sought after village of Sutton Benger and has been built to a high specification in a traditional way. Built less than 10 years ago, the property has been extended by the current owner and now offers beautifully presented accommodation throughout ideal for modern day family living. The property is approached via a large gated driveway that provides ample parking and leads to a garage with a very useful utility area to the rear. As you enter the property you can immediately tell it has been finished to a high standard to include Oak internal doors and underfloor heating to the ground floor. There are doors off from the entrance hallway to the downstairs cloakroom, lounge and kitchen / dining room. The kitchen / dining room is ideal for modern day living and offers a range of wall and base units with Oak worktop surfaces and integrated appliances including a double oven with induction hob and dishwasher. There are double doors from the kitchen that open up onto the enclosed rear garden that is mainly laid to lawn. To the first floor is a large master bedroom with en-suite bathroom and dressing room (this could also be used as a fourth bedroom), two further bedrooms, one with an en-suite shower room, and a family bathroom. The property is offered to the market with NO ONWARD CHAIN and an internal viewing is highly recommended.

Situation

Sutton Benger is a sought after Wiltshire village well placed for access to the M4 motorway providing good links to London, Bath, Bristol, Swindon & Cardiff. The village has a good choice of amenities including two popular pubs, a useful post office store, the highly regarded La Flambe restaurant, primary school and Hazelwood Beauty Salon. Beautiful countryside surrounds the village with lots of countryside walks. A more comprehensive range of amenities can be found in nearby Chippenham including mainline railway station (London-Paddington), highly regarded Secondary schooling, college, sports centre, cinema and various retail parks and supermarkets.

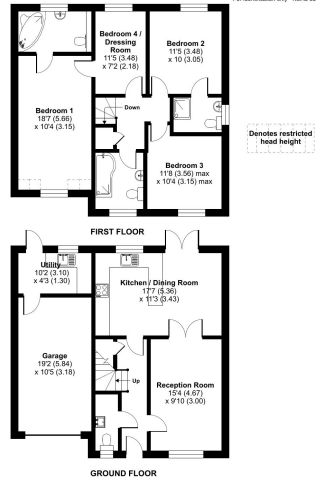
***** PLEASE QUOTE REFERENCE; SW0341 *****

Property Information



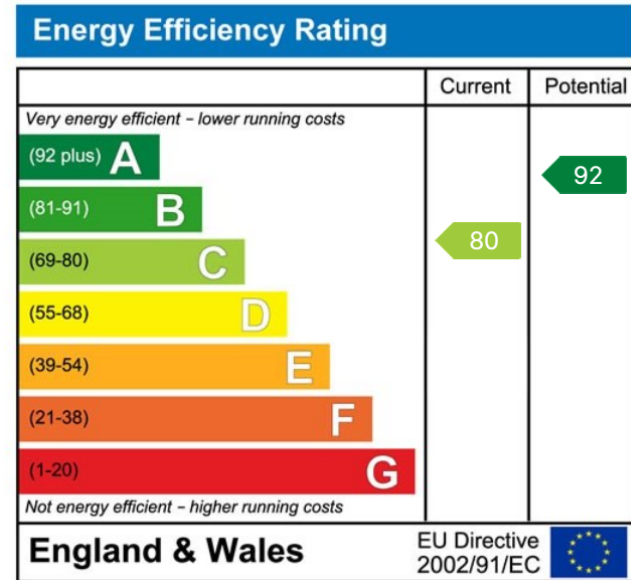
Sutton Lane, Sutton Benger, Chippenham, SN15

Approximate Area = 1216 sq ft / 113.1 sq m
 Limited Use Area(s) = 9 sq ft / 0.8 sq m
 Garage = 252 sq ft / 23.4 sq m
 Total = 1477 sq ft / 137.3 sq m



Plan also produced in accordance with 2012 Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Accession), October 2024. Prepared for South White Property by eXp - REF: 101665

- Please Quote Reference SW0341
- Recently Built Detached Family Home
- Finished To A High Standard
- Two En-Suites And Family Bathroom
- Viewing Highly Recommended
- Sought After Village Location
- Beautifully Presented Throughout
- Kitchen / Dining Room With Built In Appliances
- Garage With Utility Area & Large Driveway
- No Onward Chain



eXp World UK Ltd is a registered company at Level 37, 25 Canada Square, London, E14 5LQ.

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