

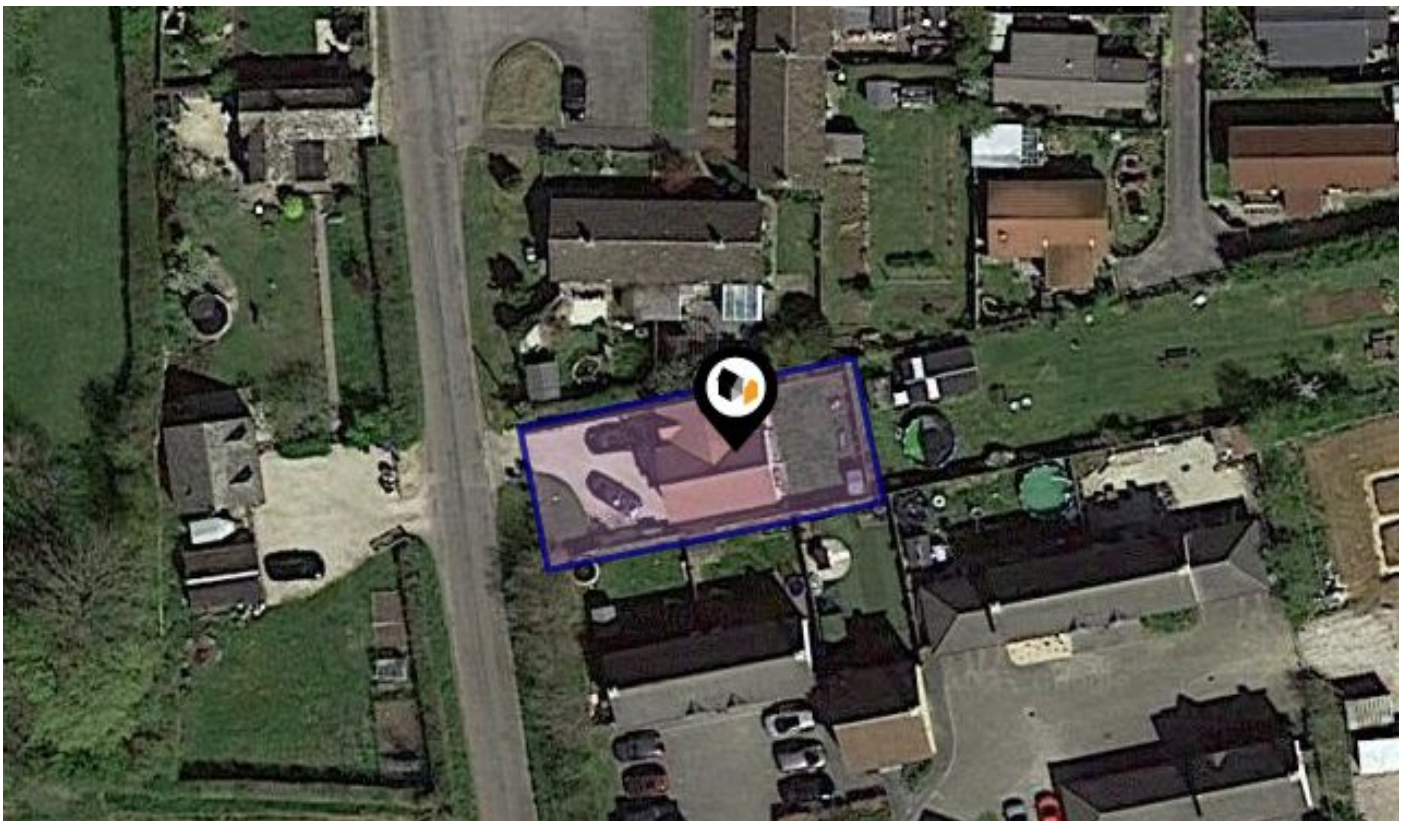


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 10th January 2024



SUTTON LANE, SUTTON BINGER, CHIPPENHAM, SN15

Scott Windle Powered by eXp

07838311550

scott.windle@exp.uk.com

scottwindle.exp.uk.com



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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 *****

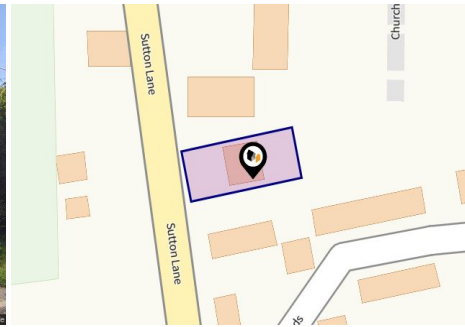
Property Information

Freehold

Council Tax Band; D

Electric Air Source Heating

EPC Rating; C



Property

Type:	Detached	Last Sold £/ft²:	£361
Bedrooms:	4	Tenure:	Freehold
Floor Area:	968 ft ² / 90 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band D		
Annual Estimate:	£2,100		
Title Number:	WT417459		
UPRN:	10090957824		

Local Area

Local Authority:	Wiltshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	940 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





Property
EPC - Certificate

Sutton Lane, Sutton Benger, SN15

Energy rating

C

Valid until 10.07.2026

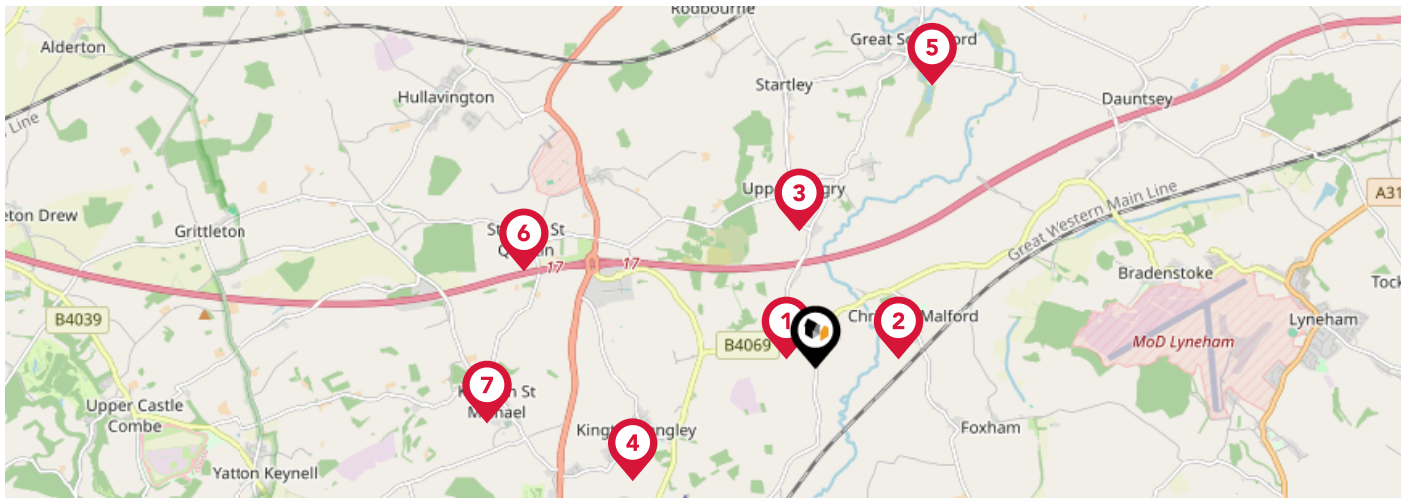
Score	Energy rating	Current	Potential
92+	A		
81-91	B		92 A
69-80	C	80 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.23 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.15 W/m ² ·K
Roof Energy:	Good
Main Heating:	Air source heat pump, radiators, electric
Main Heating Controls:	220V Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.16 W/m ² ·K
Total Floor Area:	90 m ²

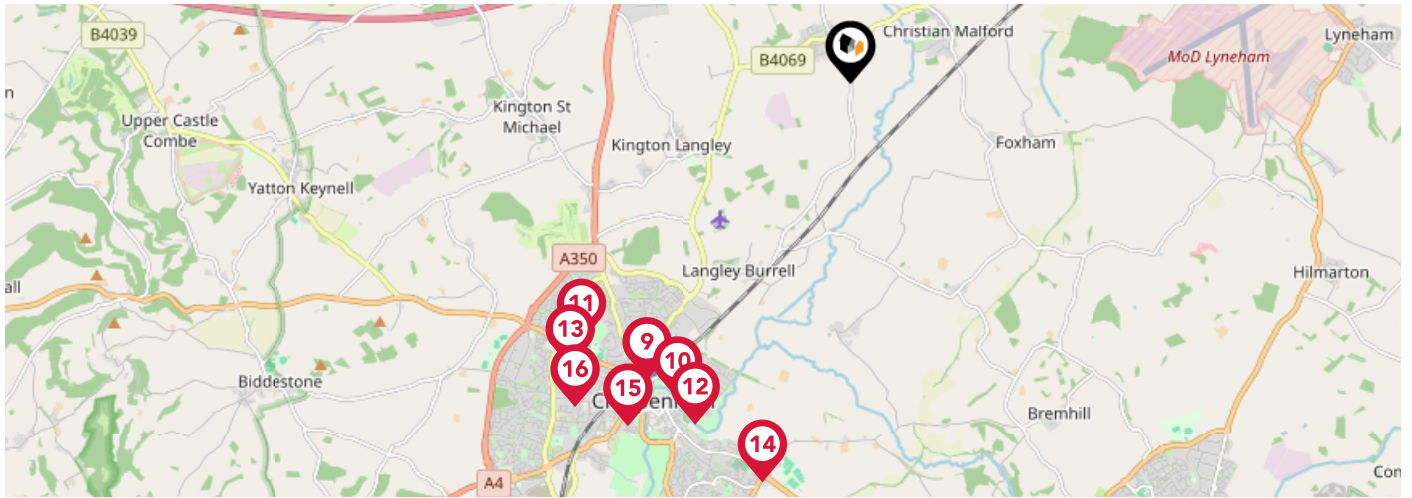
Area Schools









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		Nursery	Primary	Secondary	College	Private
	Sutton Benger Church of England Primary School Ofsted Rating: Requires Improvement Pupils: 166 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christian Malford CofE Primary School Ofsted Rating: Good Pupils: 115 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Seagry Church of England Primary School Ofsted Rating: Good Pupils: 79 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Langley Fitzurse Church of England Primary School Ofsted Rating: Good Pupils: 100 Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Somerfords' Walter Powell CofE Academy Ofsted Rating: Requires Improvement Pupils: 63 Distance:2.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stanton St Quintin Primary and Nursery School Ofsted Rating: Good Pupils: 62 Distance:2.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kington St Michael Church of England Primary School Ofsted Rating: Outstanding Pupils: 131 Distance:3.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Paul's Primary School Ofsted Rating: Good Pupils: 175 Distance:3.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

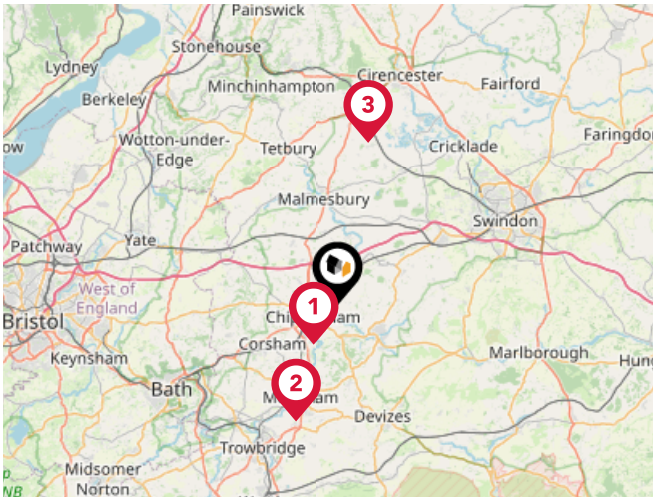
Area Schools



		Nursery	Primary	Secondary	College	Private
	The Young People's Support Centre Ofsted Rating: Not Rated Pupils:0 Distance:3.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wiltshire College Ofsted Rating: Good Pupils:0 Distance:3.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hardenhuish School Ofsted Rating: Good Pupils: 1528 Distance:3.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Monkton Park Primary School Ofsted Rating: Good Pupils: 259 Distance:3.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sheldon School Ofsted Rating: Good Pupils: 1691 Distance:3.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abbeyfield School Ofsted Rating: Good Pupils: 959 Distance:3.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ivy Lane Primary School Ofsted Rating: Good Pupils: 392 Distance:3.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Redland Primary School Ofsted Rating: Good Pupils: 285 Distance:3.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

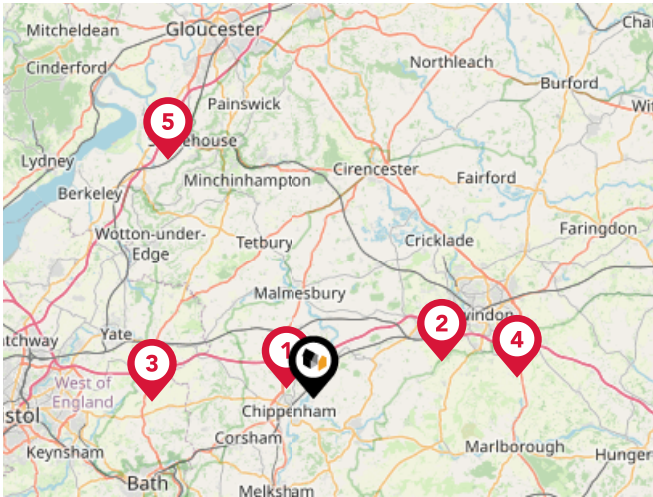
Area

Transport (National)



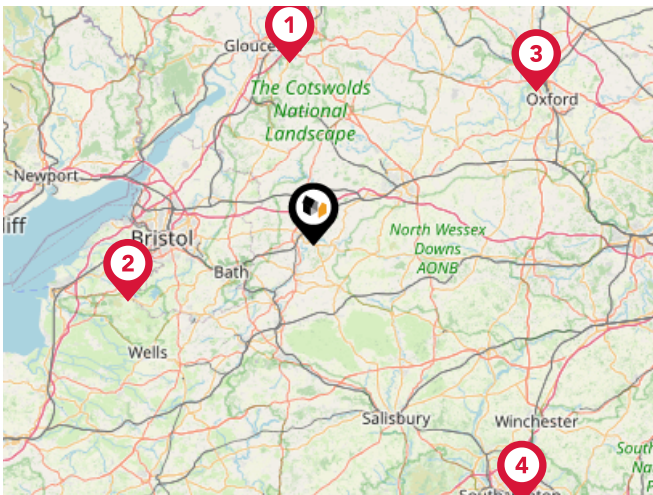
National Rail Stations

Pin	Name	Distance
1	Chippenham Rail Station	3.45 miles
2	Melksham Rail Station	9.19 miles
3	Kemble Rail Station	12.08 miles



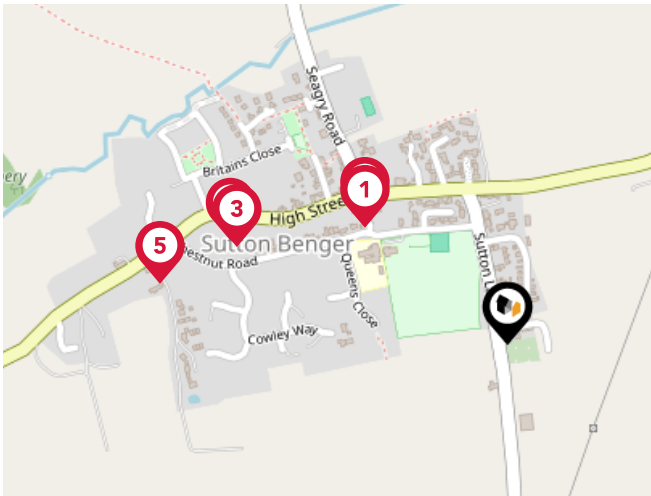
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J17	2.16 miles
2	M4 J16	9.88 miles
3	M4 J18	11.92 miles
4	M4 J15	15.07 miles
5	M5 J13	20.58 miles



Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	27.06 miles
2	Bristol International Airport	28.66 miles
3	London Oxford Airport	39.76 miles
4	Southampton Airport	49.29 miles

**Bus Stops/Stations**

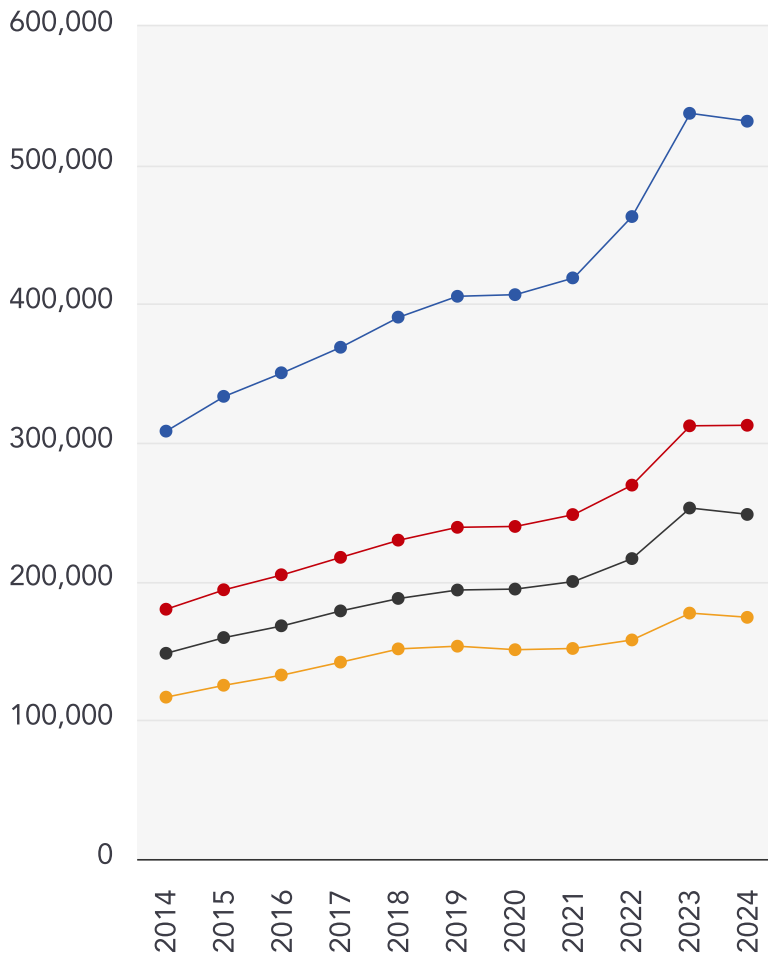
Pin	Name	Distance
1	Bell House Hotel	0.21 miles
2	Bell House Hotel	0.22 miles
3	Heath Avenue	0.33 miles
4	Heath Avenue	0.34 miles
5	Manor Farm Drive	0.41 miles

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in SN15



Detached

+72.44%

Semi-Detached

+73.65%

Terraced

+67.5%

Flat

+49.31%

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Estate Agency is changing and moving away from the traditional High Street which is why I have set up my own agency where I can use my vast levels of experience and offer a truly personal, one to one service, to make the whole process as smooth and stress free as possible for my clients. I pride myself on giving good, honest and sensible advice and will be with you every step of the way, from the initial valuation, to conducting the viewings, negotiating the sale and handing over the keys on completion day.

As I pride myself on my quality service and attention to detail, I only keep a limited number of properties on the market at any one time to ensure I give my utmost attention to my customers, their property, potential buyers and offer you a higher level of service that I feel each customer deserves.

Testimonial 1



We approached Scott when it came to the point of selling our home. After considering a few options, Scott's professional yet friendly approach confirmed we had chosen well. This was my first time selling, and the support given from the start to the end of journey was fantastic. I will have no hesitation in choosing Scott when the time comes to move home again. Absolute professional.

Testimonial 2



Scott was instrumental in us achieving what we wanted out of the sale of our property. He was informative, honest and excellent at communicating throughout the process. As first time sellers we were unsure about what to expect and had an air of anxiety about the process however Scott gave us constant reassurance, really held our hands throughout the whole thing and went over and above to over deliver on our expectations. Highly recommend!

Testimonial 3



Scott has been an absolute savior for us in selling our rental property. He was so knowledgeable and self motivated. He succeeded in providing us with a quick and stress free sale where other agents had failed us. Thank you Scott, you will forever be our go to man for anything home related.

Testimonial 4



My house was on the market for a year with no success. I used Scott to inject some belief into actually selling our home. It was well worth the switch and we sold in a few weeks with two offers!



/scottwindlethelocalpropertyguy



/scottwindlethelocalpropertyguy/



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Scott Windle Powered by eXp Data Quality

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07838311550
scott.windle@exp.uk.com
scottwindle.exp.uk.com

