

Cheviot House

4 The Shearings, Sutton Benger, Chippenham





An immaculately presented four bedroom edge of village home.

Chippenham 4 miles (London Paddington from 70 minutes) | M4 J17 5 miles | Cirencester and Bath 19 miles | Bristol 26 miles | London 90 miles
(Distances and times approximate).



Summary of accommodation

Main House

Ground Floor: Hall | Open plan kitchen/dining/sitting room | Living room | Utitily room | Boot room | WC

First Floor: Principal bedroom with dressing room and en suite bathroom | Bedroom with en suite shower room | Two further bedrooms

Family shower room | First-floor family room/bedroom five

Garden and Grounds

Double garage | Private parking | Landscaped Garden

Situation

Sutton Benger is a pretty North Wiltshire village with two restaurants, a post office and café, and an award-winning beauty salon. There is also a pre- and primary school.



The market town of Chippenham is the nearest centre, providing a fantastic range of shopping and cultural activities, and the mainline train station with services running into London Paddington.



There are excellent road connections to Bristol (M4 J 17 approx. 5 miles) and Swindon (M4 J 16 approx. 17 miles) together with London and the west country.



The area has many educational opportunities for public and private schools, including Sutton Benger primary school, St Mary's Calne, Marlborough and Westonbirt, and Chippenham's first-rate secondary schools.



The Property

Cheviot House is a superb edge-of-village property completed in 2022 to an extremely high standard. The current owners have exceptional attention to detail with high-quality fittings and finishes. Solid oak floors, zoned under-floor heating, cornice lighting, the latest switches, piano-finished doors, beautifully appointed bathrooms, and an exceptional kitchen.

The accommodation is generously proportioned with a central hallway leading to the impressive kitchen/dining/sitting room with bi-folding doors and views of the private garden and open countryside beyond. The kitchen area features a bespoke "Bentley Blue" kitchen with granite worktops, integrated appliances which include a full size fridge, full size freezer, Quooker boiling tap, dishwasher, Neff wine fridge, Neff double oven and Neff combination oven. The central island has space for two to sit at, an induction hob and plenty of storage.

An Interconnecting double doorway leads directly into the living room, which features a wood burning stove, with access to the reception hall and WC. To the side of the house is a bespoke boot room and utility room, again finished to an extremely high standard.

On the first floor is a fabulous open landing with a large family area, a principal bedroom with a walk-through dressing room, en suite bath, and shower room. The second bedroom has an en suite shower room and views over the countryside to the south. There are two further bedrooms and a family shower room.

The open plan expansive family room, on the first floor, could easily be changed into a fifth bedroom or home office.

The attic is boarded out and is accessed via a loft ladder and proves valuable storage, but it could be converted if required.



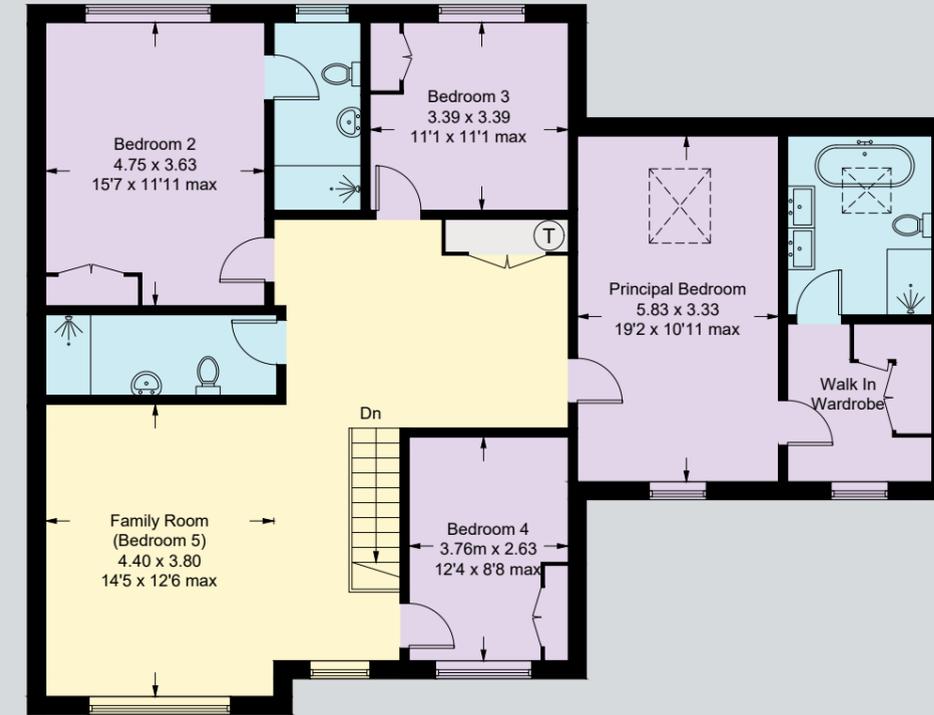
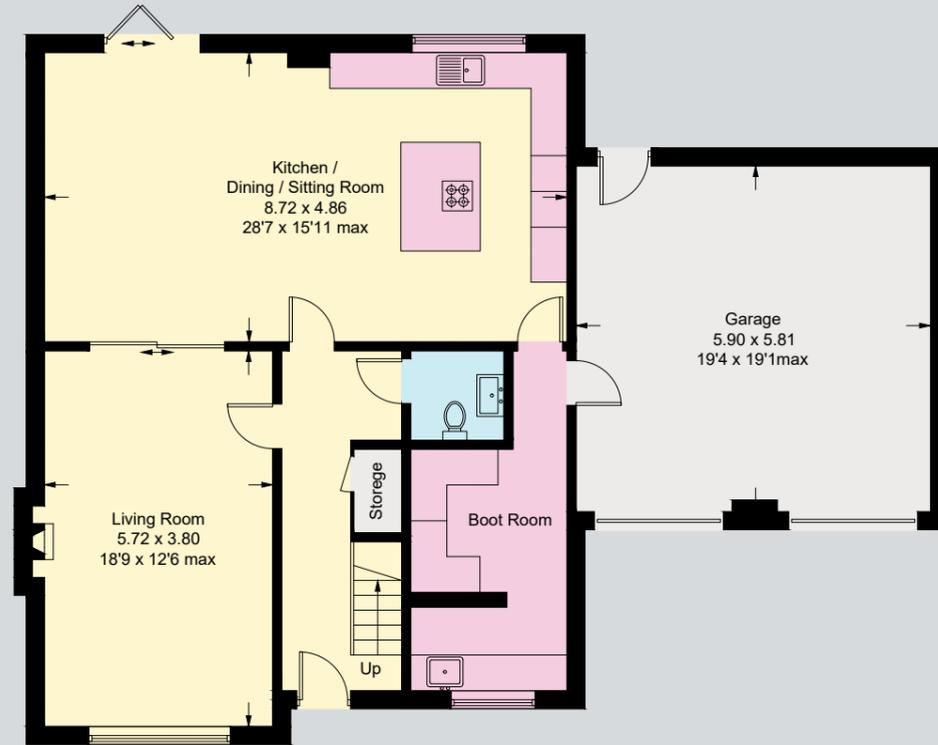




FLOORPLAN

Approximate Gross Internal Floor Area
260.8 sq.m / 2,807 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor

First Floor



Outside

There are recently landscaped private gardens on the south side of the house, with an immaculate terrace, lawn and paths running to planted borders. Beyond the fence is open countryside. A gated path links the garden with the private parking in front of the property where there is also a large double garage featuring electric doors and resin floors, and enclosed courtyard formed by the three neighbours.

There is scope to add a garden room. The current vendor has obtained quotes. The property is ideal as a family home or a second home for entertaining.

Property Information

Tenure: Freehold

Services: Mains water, electricity and drainage. Underfloor heating throughout the ground floor, radiators upstairs fueled by the energy efficient Daikin Air Source Heat Pump. Fully integrated alarm system. Fibre broadband is available.

Local Authority: Wiltshire Council

Council Tax: Band G

EPC: B

Guide Price: £935,000

Postcode: SN15 4PU

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2025. Photographs and videos dated Summer 2024.

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