






# THE OLD FARMHOUSE

Seagry Road, Sutton Benger, Chippenham, Wiltshire, SN15



# THE OLD FARMHOUSE, SUTTON BENGER

A beautifully presented former farmhouse with private gardens in a sought-after village. Set in approximately 0.3 acres.

   EPC  
4 3 3 E

Council Tax band: G      Local Authority: Wiltshire Council      Tenure: Freehold

Distances: Chippenham 4 miles, Malmesbury 8 miles, Swindon 12 miles, Cirencester 20 miles, Bath 20 miles, Bristol 28 miles, London 90 miles (All distances are approximate).

Services: Mains electricity, water and drainage. Oil-fired central heating. Ultrafast Gigaclear Broadband.

Directions (SN15 4RX): From J17 of the M4, take the exit towards Sutton Benger. Follow this road to the B4069. Turn left, signposted Sutton Benger village.

Enter the village and take the first left turn (just before the Church). The Old Farmhouse is the third drive on your left, opposite La Flambe restaurant.

Guide Price: £1,100,000



## THE PROPERTY AND LOCATION

Sutton Benger is a pretty North Wiltshire village with one restaurant and one pub. Chippenham, which is the nearest major centre, provides a fantastic range of shopping and activities including a mainline train station with services running into London Paddington every 30 minutes (taking approximately 69 minutes). There are also excellent road communications to Bristol (M4 J17, 6 miles) and Swindon (M4 J16, 6 miles) and London. The area has many public and private schools, including Sutton Benger Preschool and Primary School, St Mary's Calne, Marlborough and Westonbirt, along with first-class secondary schools in Chippenham.

The Old Farmhouse is beautifully presented to a high standard, offering well-proportioned, light-filled accommodation with an abundance of period features throughout. A central entrance staircase leads to the main reception rooms and the impressive, thoughtfully designed open-plan kitchen and dining area.

The bright, airy kitchen features a large oven with a separate warming drawer, generous storage and workspace, and a defined dining area. Across the rear hall, a versatile breakfast room ideal as a study or playroom opens directly on to the landscaped garden, perfect for al fresco dining.

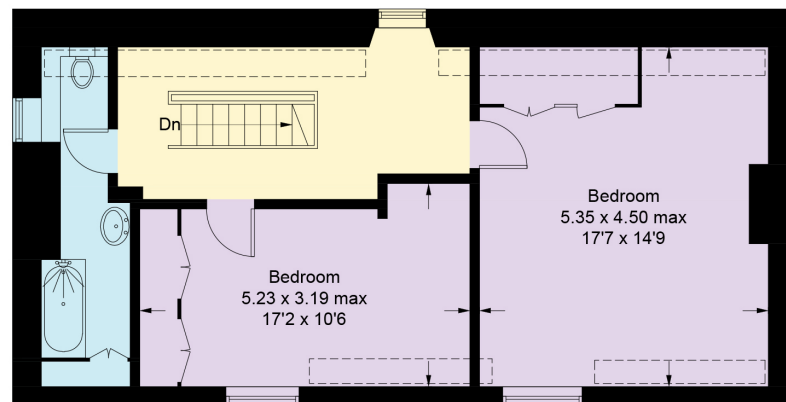
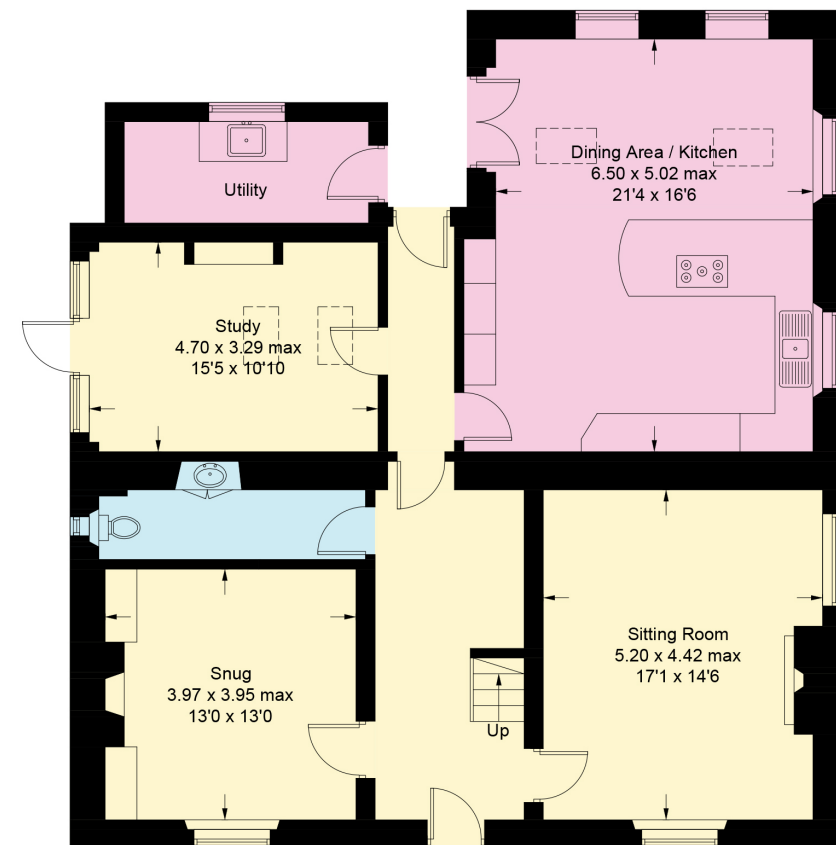
Four spacious bedrooms, all offering ample storage, are arranged over two floors. The principal bedroom benefits from an en suite bathroom, while the three further bedrooms share two well-appointed family bathrooms.

Outside, the attractive garden is mainly laid to lawn and includes a garden store and an outdoor entertaining space. Two magnificent copper beech trees provide a striking focal point. There is also ample space for additional outbuildings if desired, with the correct planning consent. A gravel driveway beside the front door offers convenient parking. The property is within the village conservation area but is not listed.

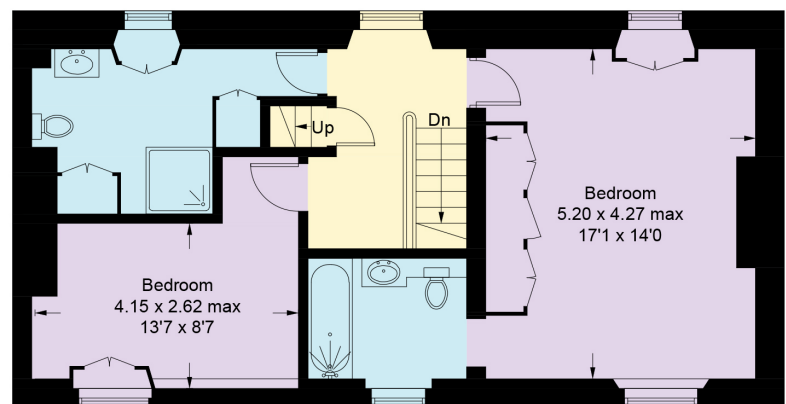


# The Old Farmhouse

Approximate Gross Internal Area = 250.2 sq m / 2693 sq ft  
(Including External Utility)



Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1110492)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Ruprt Sturgis

01285 659771

rupert.sturgis@knihtfrank.com

**Knight Frank Cirencester**

One Market Place

GL7 2PE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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