



Rosemoor Lodge Sutton Lane, Sutton Benger Chippenham SN15 4RU

welcome to

Rosemoor Lodge Sutton Lane, Sutton Benger Chippenham

Situated in the popular village of Sutton Benger, Rosemoor Lodge is a charming four bedroom detached house boasting en-suite to the master and second bedroom, driveway parking & garage and gardens. A viewing is highly recommended!





Ground Floor



First Floor

Entrance Hall

Cloakroom

Lounge

15' 4" x 9' 10" (4.67m x 3.00m)

Kitchen/Dining Room

17' 7" x 13' 3" (5.36m x 4.04m)

Utility Room

10' 2" x 4' 3" (3.10m x 1.30m)

Landing

Bedroom One

18' 7" x 10' 4" (5.66m x 3.15m)

En-Suite

Bedroom Two

11' 5" x 10' (3.48m x 3.05m)

En-Suite

Bedroom Three

11' 8" Max x 10' 4" Max (3.56m Max x 3.15m Max)

Bedroom Four

11' 5" x 7' 2" (3.48m x 2.18m)

Family Bathroom

Garage

19' 2" x 10' 5" (5.84m x 3.17m)

Driveway

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Rosemoor Lodge Sutton Lane, Sutton Benger Chippenham

- Detached House
- Four Bedrooms
- Two En-Suites
- Garage & Driveway Parking
- Rear Gardens

Tenure: Freehold EPC Rating: C

offers in the region of

£480,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/CHP110848



Property Ref:
CHP110848 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01249 655255



chippenham@allenandharris.co.uk



37 Market Place, CHIPPENHAM, Wiltshire,
SN15 3HT



allenandharris.co.uk