



High Street, Sutton Benger Chippenham SN15 4RF

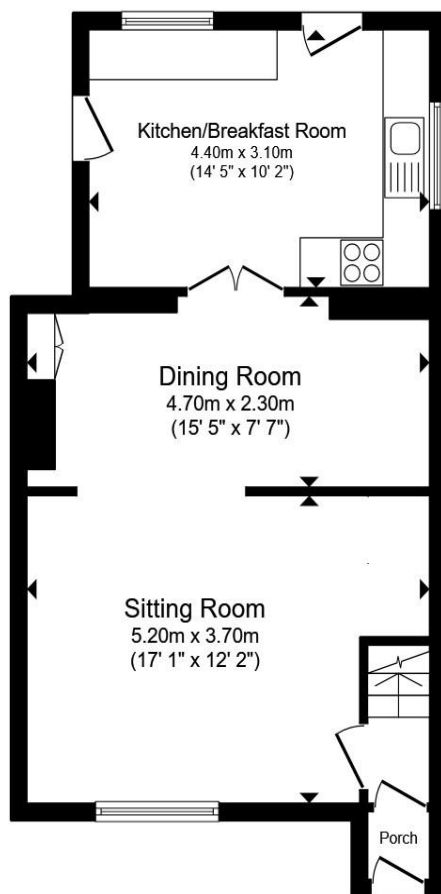
welcome to

High Street, Sutton Benger Chippenham

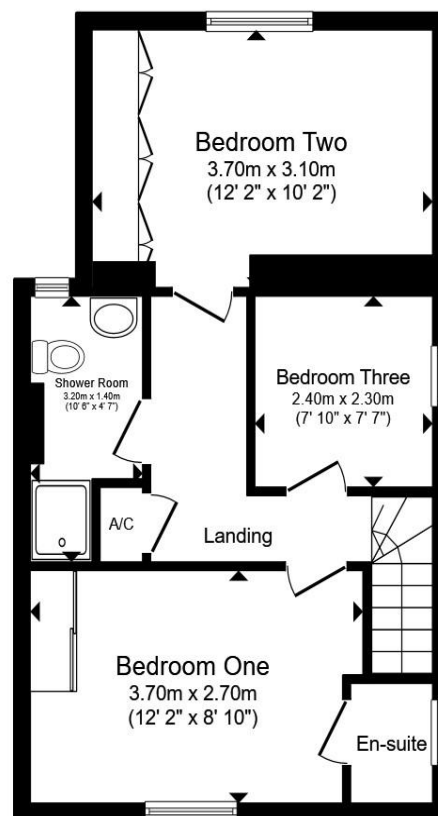
Beautiful Period Cottage in Sutton Benger

Attractive semi-detached cottage with open-plan living, three bedrooms (master en-suite), mature gardens, driveway, and large detached double garage. Prime village location with excellent access to M4 and Chippenham.





Ground Floor



First Floor

Total floor area 92.1 m² (992 sq.ft.) approx

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.propertybox.io



Location

Sutton Benger is a thriving village community with excellent amenities, including a primary school, two welcoming pubs, a restaurant, post office store, doctor's surgery, village hall, and sports field. Ideally situated just 2 miles from M4 Junction 17, the location provides swift access to Swindon, Bath, and Bristol, while Chippenham, with its mainline rail station and extensive facilities is only 5 miles away.

Entrance Porch

Entrance Hall

Lounge/Dining Room

20' 1" x 16' 10" max (6.12m x 5.13m max)

Kitchen/Breakfast Room

15' 2" max x 10' 8" (4.62m max x 3.25m)

Landing

Master Bedroom

12' 2" x 8' 10" (3.71m x 2.69m)

Bedroom Two

En-Suite Shower

Bedroom Three

7' 10" x 7' 7" (2.39m x 2.31m)

Front Garden

Rear Garden

Large Double Garage

22' x 16' 8" (6.71m x 5.08m)

Gravel Driveway

welcome to

High Street, Sutton Benger Chippenham

- **Charming Period Character, Beautifully presented semi-detached cottage with original features and a light, airy feel throughout.**
- **Generous Bedrooms, Master bedroom with en-suite and fitted wardrobes, plus two further bedrooms and a family bathroom.**
- **Spacious Living Areas, Open-plan lounge/dining room with feature stone fireplace and direct access to a well-appointed kitchen/breakfast room.**
- **Outstanding Outdoor Space, Large, mature cottage-style garden with well-stocked flower beds, shrubs, and lawn areas.**
- **Excellent Parking & Storage, Gravel driveway with double gates leading to a substantial detached double garage.**

Tenure: Freehold EPC Rating: E
Council Tax Band: C

£465,000



Please note the marker reflects the postcode not the actual property

check out more properties at allenandharris.co.uk



Property Ref:
CHP110942 - 0007

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