





📍 Clock House Chestnut Road, Sutton Benger, Chippenham, SN15 4RP

💷 £850,000

The Clock House is an individual and most attractive four-bedroom semi-detached house, with a warming blend of character and modern accommodation. It benefits from beautiful walled gardens, an external home office, separate outbuilding (currently used as a gym) and double car port, superbly positioned within the highly desirable Sutton Benger.

- Four Bedroom Semi-Detached House
- Dates Back to 18th Century
- Blend of Character and Modern Accommodation
- Extends to Over 2000 sq ft
- Two Reception Rooms
- Cloakroom, Utility Room & Boot Room
- Beautiful, Private, Walled Gardens
- Home Office & Additional Outbuilding
- Car Port & Off-Road Parking
- Highly Desirable Village Location

🏡 Freehold

🏠 EPC Rating F





The Clock House is a unique, individual, and most attractive home, dating back to the 18th Century. It was formerly part of the adjoining Starlings Farmhouse, which was split into two dwellings in 1989. The property offers a warming blend of period features and modern convenience, making it the ideal family home. The property extends to over 2000 sq ft of accommodation, which is both spacious and versatile. It is superbly positioned in a private location within the highly desirable village of Sutton Benger.

The accommodation is arranged over two levels, and briefly comprises: entrance hall, cloakroom, sitting room with working open fireplace, dining room, kitchen / breakfast room, utility room and boot room on the ground level. To the first floor are the four bedrooms, the principal bedroom benefitting from an en-suite shower room, the stylish family bathroom with stunning stand-alone bathtub and finally a further shower room.

Externally the property offers extremely private, pretty and established gardens, with a range of flowers, ornamental shrubs, bushes and trees. The garden is split into multiple sections. There is a wonderful home office, which is split into two rooms, perfect for those who work from home. There is also an additional outbuilding, currently used as a gym which would also be perfect for storage. Finally is the double car port and off-road driveway parking.

Additional benefits include:

- Updated Bathrooms
- Underfloor Heating in Updated Bathrooms
- Addition of Double Glazing

#### **Situation**

Sutton Benger is a popular Wiltshire village which supports a popular public house, a highly regarded restaurant, well attended primary school and Hazelwood Beauty Salon. More comprehensive amenities can be found in nearby Chippenham including mainline railway station, highly regarded Secondary schooling, town centre leisure centre and shopping, as well as a range of other amenities. Close by is the popular town of Malmesbury which is reputed to be the oldest borough in the country dating back to the 11th Century. This thriving pretty town offers a wealth of buildings of architectural interest including its ancient Abbey, whilst also having a wide range of shops and amenities, a new Waitrose, award winning schools and leisure facilities. The M4 motorway at Junction 17 provides convenient motor commuting into the major centres of Bath, Bristol, Swindon and London.

#### **Property Information**

Council Tax Band; G

Freehold

Mains Electricity, Water and Drainage

Oil Central Heating

EPC Rating; F



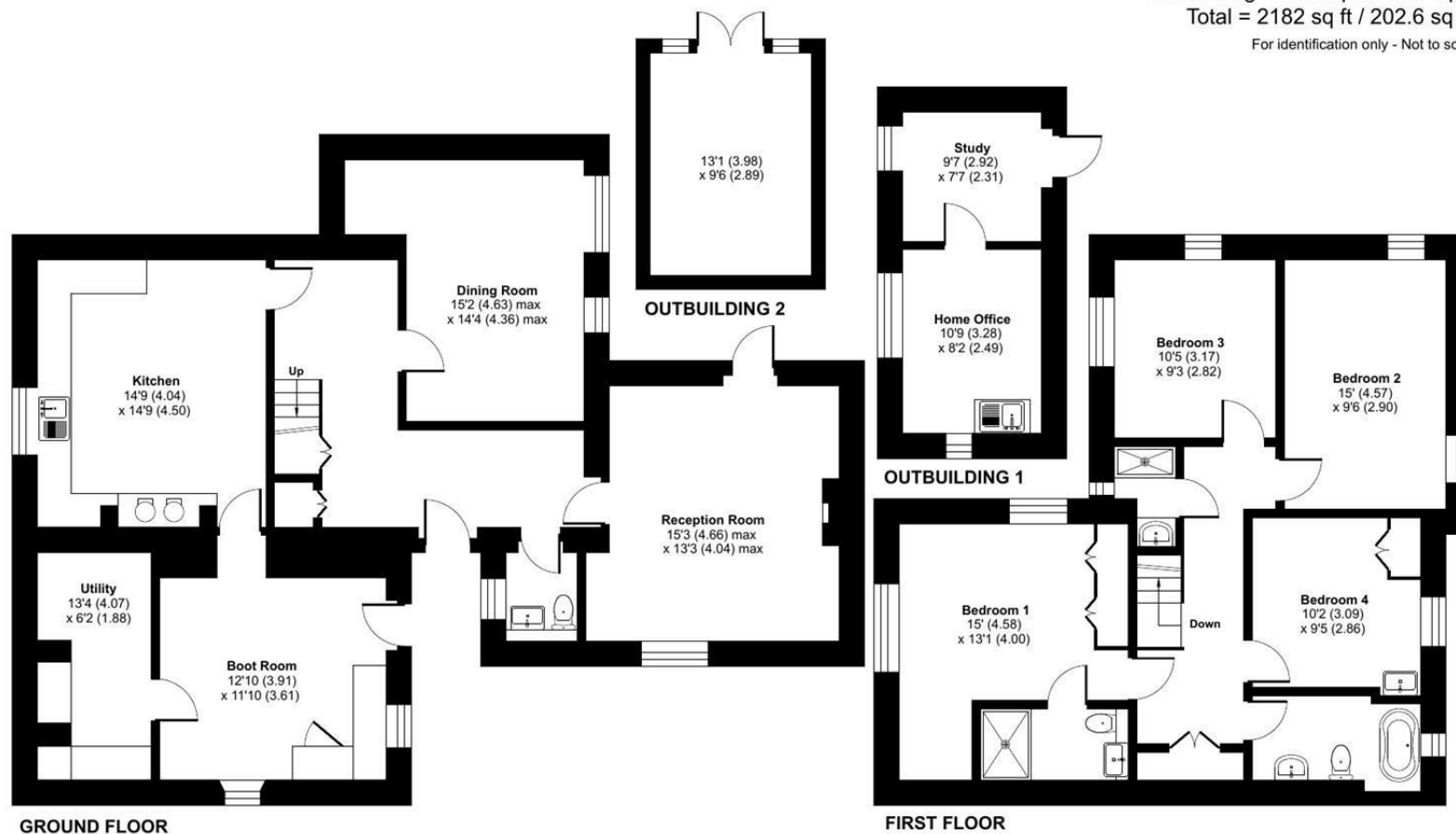
# Chestnut Road, Sutton Benger, Chippenham, SN15

Approximate Area = 1904 sq ft / 176.8 sq m

Outbuilding = 278 sq ft / 25.8 sq m

Total = 2182 sq ft / 202.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Strakers. REF: 1285371

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