



📍 Pennystone Cottage 70 High Street, Sutton Benger, Wiltshire, SN15 4RL

🏠 Price Guide £270,000

An attractive, stone built, Grade II Listed, two bedroom, cottage with off street parking, which enjoys a most pleasant position, set back from the High Street in the highly sought after village of Sutton Benger.

- Well Presented, Grade II Listed Cottage
- Two Bedrooms
- Neutral Décor Throughout
- Underfloor Heating In The Kitchen/Diner & Shower Room
- Feature Fireplace With Inset Wood Burning Stove
- Useful Store/Outbuilding
- Small Garden
- Off Street Parking
- Sought After Village Location
- Great Access to M4-Junction 17

🏡 Freehold

🏠 EPC Rating D



An attractive, stone built, Grade II Listed, period cottage which enjoys a most pleasant position, set back from the High Street in the highly sought after village of Sutton Benger.

The property offers well presented accommodation over two floors comprising; lovely sitting room with feature fireplace and inset wood burning stove, kitchen/dining room with built in oven, hob and extractor, underfloor heating and panel and latch door.

To the first floor there are two bedrooms and a shower room with modern suite and underfloor heating.

Externally there is a small, predominately lawned garden to the front, useful stone built store/outbuilding which is 10'3 x 8' (3.12m x 2.44m) in size and has power and lighting.

There is a gravelled parking area in front of the property, providing space for one vehicle.

Situation

Sutton Benger is a popular Wiltshire village on the edge of the Cotswolds while being conveniently close to the M4 motorway at Junction 17 providing commuting into the major centres of Bath, Bristol, Swindon and London. The village supports two popular public houses, a useful post office store, a highly regarded restaurant, a 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, a town centre leisure centre as well as a range of other shops and amenities.

Property Information

Council Tax Band; C

Freehold

Mains electricity, water and drainage

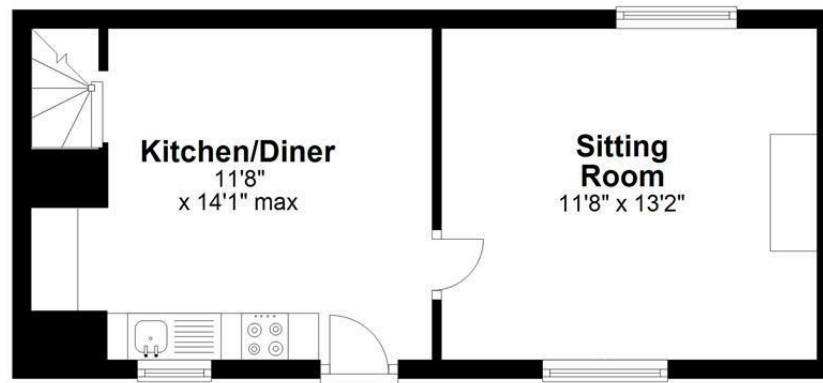
Electric heating (underfloor in the kitchen and shower room)

EPC Rating; Grade II Listed and therefore exempt



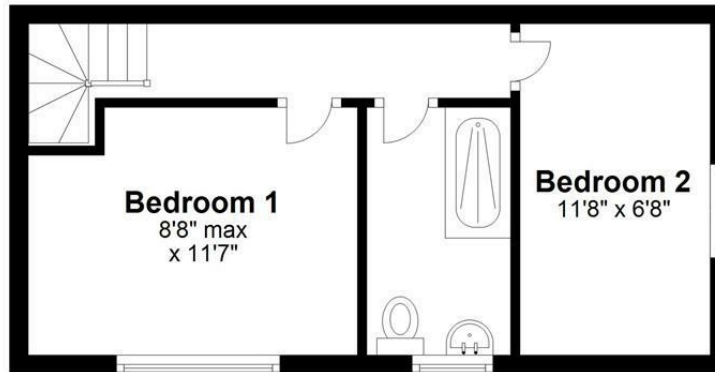
Ground Floor

Approx. 321.3 sq. feet



First Floor

Approx. 278.8 sq. feet



Total area: approx. 600.0 sq. feet

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.