



19 Barrington Court, Sutton Benger
Chippenham

GOODMAN WARREN BECK

19 Barrington Court, Sutton Benger, SN15 4TY

An immaculately maintained and presented four bedroom detached house ideally situated in a sought after development in the heart of this sought after village. The accommodation on the ground floor offers a spacious and welcoming reception hall, with storage and cloakroom, a generous dual aspect sitting room with attractive granite fireplace, a light and airy study with bay window, a well appointed kitchen/dining/family space with a range of fitted units and double doors opening into an impressive c.17' orangery offering a great entertaining space opening onto the garden. The first floor boasts and spacious galleried landing, master bedroom with dressing area and en-suite shower room, guest bedroom with second en-suite room, two further bedrooms both with fitted wardrobes and a family bathroom. To the front and side are lawned gardens with flower and shrub borders enclosed by attractive stone walling. To the rear is an enclosed garden with seating area and steps down to an area of lawn with garden shed. There is then access to the generously sized detached double garage with electric up and over door and double width driveway to the front providing off road parking.

SITUATION

Sutton Benger is a thriving and sought-after North Wiltshire village very well-located for road networks to London and the South West. Sutton Benger has a range of amenities to include a pub, the very popular La Flambe restaurant, preschool & primary school, doctors surgery a village hall and an award winning beauty salon. The village has access to beautiful country walks - <https://bengertrails.co.uk>.

The nearby market town of Chippenham is less than 10 minutes drive away and has further facilities including mainline railway station, Secondary schooling, town centre with independent and chain retailers, leisure centre and out of town shopping, as well as a range of other amenities. The picturesque town of Malmesbury is approximately 15 minutes drive away and offers a bustling High Street with a mix of independent and chain retailers, highly regarded schooling and a leisure centre.

ACCOMMODATION COMPRISING:

Entrance door to:

RECEPTION HALL

uPVC double glazed window to front. Radiator. Stairs to first floor. Storage cupboard. Doors to:

CLOAKROOM

Radiator. Corner wall hung wash basin with chrome mixer tap and tiled splashback. Close coupled WC. Spotlights. Extractor.

SITTING ROOM

uPVC double glazed window to front. uPVC double glazed sliding patio doors and side panels to rear. Two radiators. Feature fireplace with granite surround and hearth.

STUDY

uPVC double glazed window to front. uPVC double glazed bay window to side. Radiator.

OPEN PLAN KITCHEN/DINING ROOM

KITCHEN AREA

uPVC double glazed window to side. Range of drawer and cupboard base units with matching wall mounted cupboards with under unit lighting. Full height larder unit. Built-in double fridge/freezer. Worksurfaces with matching upstands and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Range cooker with splashback. Stainless steel extractor over. Spotlights. Door to Utility Room.

DINING AREA

uPVC double glazed window to side. Radiator. Spotlights. uPVC double glazed French doors to:

ORANGERY

uPVC double glazed windows to side and rear. Large roof lantern. Spotlights. Electric heater.

UTILITY ROOM

Obscure double glazed door to rear. Radiator. Worksurfaces with upstands, cupboard base units and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Space and plumbing for dishwasher and washing machine. Wall mounted Worcester boiler for central heating and hot water.

GALLERIED LANDING

uPVC double glazed window to front. Radiator. Cupboard housing hot water tank. Doors to:

MASTER BEDROOM

uPVC double glazed window to either side. Radiator.

DRESSING AREA

Full width fitted wardrobes. Door to:

EN-SUITE SHOWER

Obscure uPVC double glazed window to side. Chrome ladder radiator. Large walk-in fully tiled shower. Wall hung wash basin with chrome mixer tap. Close coupled WC. Tiling to half height. Tiled floor. Spotlights. Extractor. Shaver point.

GUEST BEDROOM

uPVC double glazed window to rear. Radiator. Full width fitted wardrobes. Door to:

EN-SUITE SHOWER

Chrome ladder radiator. Fully tiled shower cubicle. Wall hung wash basin with chrome mixer tap. Close coupled WC. Shaver point. Spotlights. Extractor.

BEDROOM THREE

uPVC double glazed window to front. Radiator. Built-in double wardrobe.

BEDROOM FOUR

uPVC double glazed window to front. Radiator. Extensive range of fitted wardrobes.

FAMILY BATHROOM

Obscure double glazed window to rear. Chrome ladder radiator. Panelled bath with chrome mixer tap and shower over with shower screen and tiling to principal areas. Wall hung wash basin with chrome mixer tap. Close coupled WC. Spotlights. Extractor. Shaver point. Tiled floor.

OUTSIDE

GOODMAN WARREN BECK

64 Market Place

Chippenham, Wiltshire SN15 3HG

Tel 01249 444449 | Fax 01249 448989

Email info@goodmanwb.co.uk

Price Guide £775,000

FRONT GARDEN

Laid to lawn, enclosed by stone wall with flower and shrub borders and gate and pathway to the front door. Outside power point.

SIDE GARDEN

Laid to lawn, enclosed by stone wall with shrub border.

REAR GARDEN

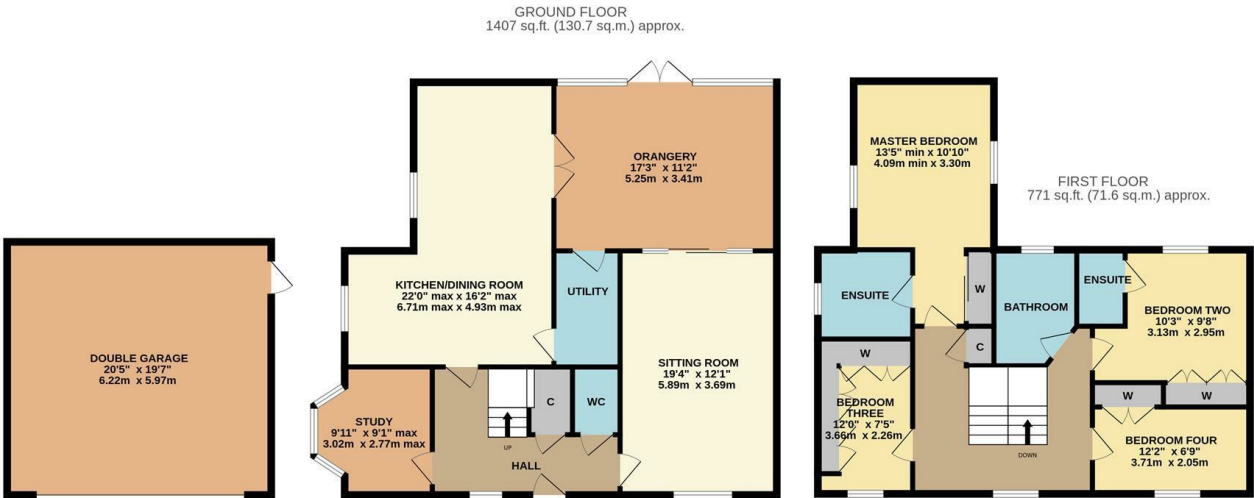
Paved seating area with steps down to and area of lawn. Garden shed. Gated side access to driveway and side garden. Personal door to double garage. Outside tap.

DOUBLE GARAGE

Up and over door. Personal door to side.

DIRECTIONS

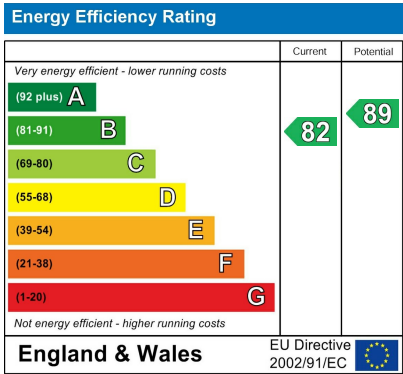
Take the B4069 from Chippenham towards Wootton Bassett. After c.5 miles, on entering Sutton Benger take the left turn into Heath Avenue and first right into Britains Close and take the turning on the left into Barrington Court.



TOTAL FLOOR AREA : 2178 sq.ft. (202.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

ENERGY PERFORMANCE GRAPHS



Council Tax Band: G

Tenure: Freehold

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 to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)

