



1 Bell Piece, Sutton Benger
Chippenham

GOODMAN WARREN BECK

1 Bell Piece, Sutton Benger, Chippenham SN15 4SL

A beautifully maintained and well presented four bedroom detached house pleasantly situated in a small cul-de-sac of similar properties within this highly regarded village. The accommodation on the ground floor offers a useful entrance porch opening into a spacious reception hall with guest cloakroom, a good size dual aspect sitting room with attractive fireplace and French doors to the garden, a quality refitted kitchen/dining room with a range of fitted units, utility room and conservatory enjoying views of the garden. The first floor boasts a master bedroom with fitted wardrobes and an en-suite shower room, second bedroom with fitted wardrobes, two further bedroom and a modern well appointed family bathroom. Other benefits include uPVC double glazing and gas central. To the front is a generous area of lawn with shrubs and double width block paved driveway providing ample off road parking leading to the garage. To the rear is a well tended west facing garden with patio area, lawn and well stocked flower and shrub beds and borders and mature trees.

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

uPVC double glazed entrance door to:

ENTRANCE PORCH

Double glazed window to front and side. Wood laminate flooring. Glazed door to:

RECEPTION HALL

Two double glazed windows to front. Stairs to first floor. Radiator. Dado rail. Doors to:

CLOAKROOM

Obscure double glazed window to side. Radiator. Wash basin. Close coupled WC with concealed cistern. Tiled to half height.

SITTING ROOM

Double glazed window to front. Double glazed French doors to rear. Two radiators. Feature coal effect gas stove with marble surround and hearth. Coving. Dado rail. Door to:

KITCHEN/DINING ROOM

Double glazed window to rear. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards and under unit lighting. Work surfaces with matching upstands and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in electric hob with splashback and stainless steel extractor over. Built-in eye level double oven. Spotlights. Door to Utility Room. Double glazed French doors to:

CONSERVATORY

Double glazed with French doors to garden. Electric panel heater. Wood laminate flooring.

UTILITY ROOM

Double glazed window to rear. Obscure double glazed window to side. Radiator. Worksurfaces with upstands, cupboard base unit and wall mounted cupboards. Space and plumbing for dishwasher and washing machine. Space for tumble drier under. Space for fridge/freezer. Boiler for central heating and hot water.

GOODMAN WARREN BECK

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£569,950

FIRST FLOOR LANDING

Three double glazed windows to front. Radiator. Dado rail. Cupboard housing hot water tank. Access to roof space. Doors to:

MASTER BEDROOM

Double glazed window to rear. Radiator. Fitted wardrobes and drawer unit. Door to:

EN-SUITE SHOWER ROOM

Obscure double glazed window to side. Chrome ladder radiator. Corner shower cubicle. Vanity wash basin with chrome mixer tap. Close coupled WC. Fully tiled walls. Light and shaver point.

BEDROOM TWO

Double glazed window to rear. Radiator. Fitted wardrobes.

BEDROOM THREE

Double glazed window to rear. Radiator. Wood laminate flooring.

BEDROOM FOUR

Double glazed window to front. Radiator.

BATHROOM

Obscure double glazed window to front. Chrome ladder radiator. Electric towel rail. Panelled bath with chrome mixer tap and shower over. Fitted vanity unit with integral close coupled WC, wash basin with chrome mixer tap, cupboards and drawers. Pelmet with lighting. Tiling to principal areas. Tiled floor. Shaver point.

OUTSIDE

FRONT GARDEN

Laid to lawn and planted with mature trees and shrubs. Block paved driveway providing ample off road parking leading to garage. Gated side access to rear garden.

GARAGE

Roller door. Power and light. Window to side. Personal door to rear.

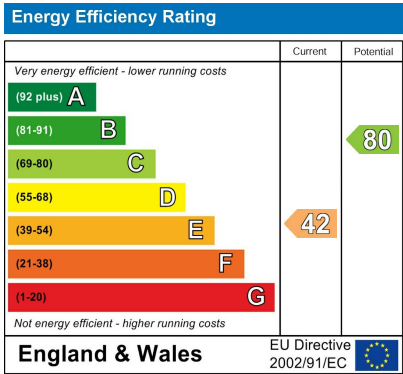
REAR GARDEN

Fully enclosed west facing rear garden. Beautifully tended and well stocked with a wide range of well stocked flower and shrub beds and borders with mature trees. Patio area with lawn beyond. Feature circular paved seating area. Garden shed. Path to gated side access. Outside tap.

DIRECTIONS

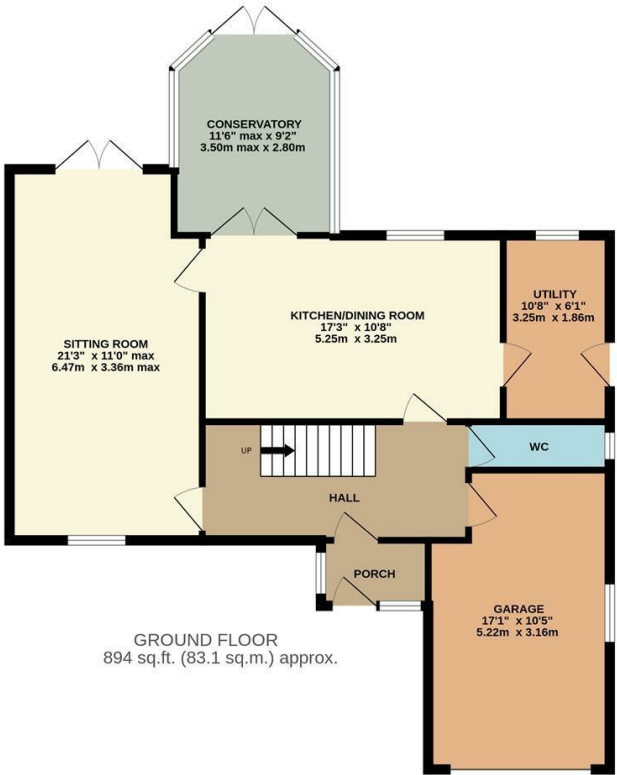
Take the B4069 from Chippenham towards Wootton Bassett. After c.5 miles, on entering Sutton Benger take the right turn into Sutton Lane. Take the first right into Chestnut Road then take the last turning on the left into Bell Piece. The property will then be found immediately on the left hand side.

ENERGY PERFORMANCE GRAPHS

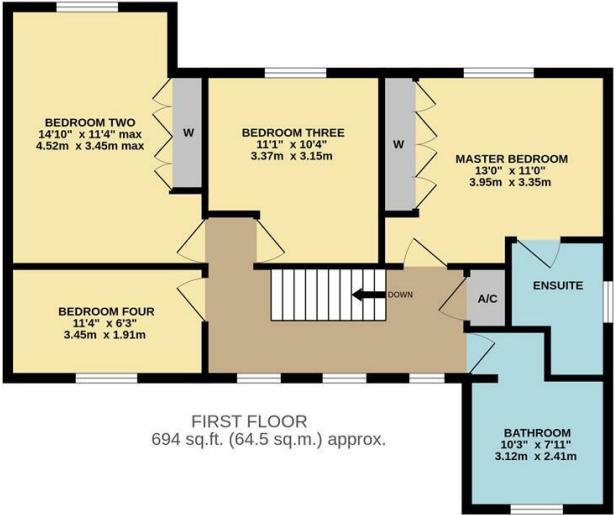


Council Tax Band: E

Tenure: Freehold



TOTAL FLOOR AREA : 1588 sq.ft. (147.6 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.
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