



JAMES PYLE^{Co.}



Avonstone House, Barrett Lane, Sutton Benger, Chippenham, Wiltshire, SN15 4UZ

Detached natural stone house
 Immaculate and substantial family sized
 accommodation
 5 double bedrooms, 3 bathrooms
 3 reception rooms
 Beautifully fitted kitchen
 Good-sized garden
 Double garage and private parking
 Backing onto fields
 Walking distance to amenities



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £995,000

Approximately 2,816 sq.ft. excluding garage



‘Hidden down a private lane backing onto open fields, an impressive detached house with substantial accommodation’

The Property

Avonstone House is an impressive, detached house which has been greatly improved and extended creating an excellent family sized home with a superb configuration and generously proportioned accommodation. The property was constructed in 1998 alongside only two other similar detached properties. Avonstone House is available to the market for the first time since being built and is immaculately presented inside and out, having been greatly maintained and updated by the present owners. Positioned towards the edge of the village, the property is set away from passing traffic down a private lane backing onto fields, and yet is easily accessible to the village amenities.

The substantial accommodation extends to over 2,800 sq.ft. arranged over two floors. The ground floor layout is accessed through an entrance hall with three reception rooms off. The triple-aspect living room has double doors to the rear garden and a wood-burning stove within the fireplace. The further two rooms include a family room and fitted study. Porcelain tiled flooring from the hall continues to the kitchen opening to the excellent light and airy extension which has been designed as

open plan comprising the kitchen, dining area and garden room with bi-fold doors to the garden. The stylish kitchen is very well-fitted with timber units, Silestone worktops, an integrated dishwasher, larder cupboard, and enhanced more by a larder room with further fitted units. Completing the ground floor there is a utility room, side lobby and two WCs. The modern extension of the ground floor benefits from underfloor heating.

On the first floor, there are five double bedrooms around a spacious galleried landing. The family bathroom has been updated to include a separate bath and large shower unit. The second bedroom has fitted double wardrobes and a full en-suite bathroom. The large principal bedroom suite comprises a dressing room, modern shower room with dual-sinks, and enjoys wonderful views over the adjoining countryside. The attic is an additional usable space accessible by a pull-down ladder complete with Velux windows.

Externally and to the front, Avonstone House is bound by Cotswold stone walling and a timber gate opening to the private parking area in front of the double garage. The garage benefits from power, lighting and provides loft storage above. The

private rear garden has been beautifully landscaped with a curved edge lawn adjoining various seating areas. To the side, there is a picket fenced vegetable garden. Within the garden there is a summerhouse with both power and WiFi connected plus three timber sheds.

Situation

Sutton Benger is a sought-after North Wiltshire village very well-located for road networks to London and the South West. Sutton Benger has two pubs, a post office store, restaurant and popular primary school. The property is well positioned for easy level walking distance to these amenities with the post office just 120m away while a charming footpath leads across a small paddock to the well-regarded La Flambe restaurant only 100m away. In the opposite direction, the footpath continues for a beautiful country walk along the river Avon. Nearby Chippenham is less than 10 minutes drive away and has further facilities including mainline railway station, Secondary schooling, town centre leisure centre and shopping, as well as a range of other amenities. Sutton Benger is ideally located for the commuter, only 5 minutes away from Junction 17 of the M4 to provide excellent access to Bath, Bristol,

Swindon and London.

Tenure & Services

We understand the property is Freehold with oil fired central heating, mains drainage, water and electricity.

Directions

From the M4 take the B4122 south for two miles. Turn left signed for Sutton Benger on the B4069 and proceed into the village of Sutton Benger. Take the last left hand turn into Barrett Lane and find the property down the gravelled lane in the far corner. Postcode SN15 4UZ.
 What3words: ///training.sticks.rekindle

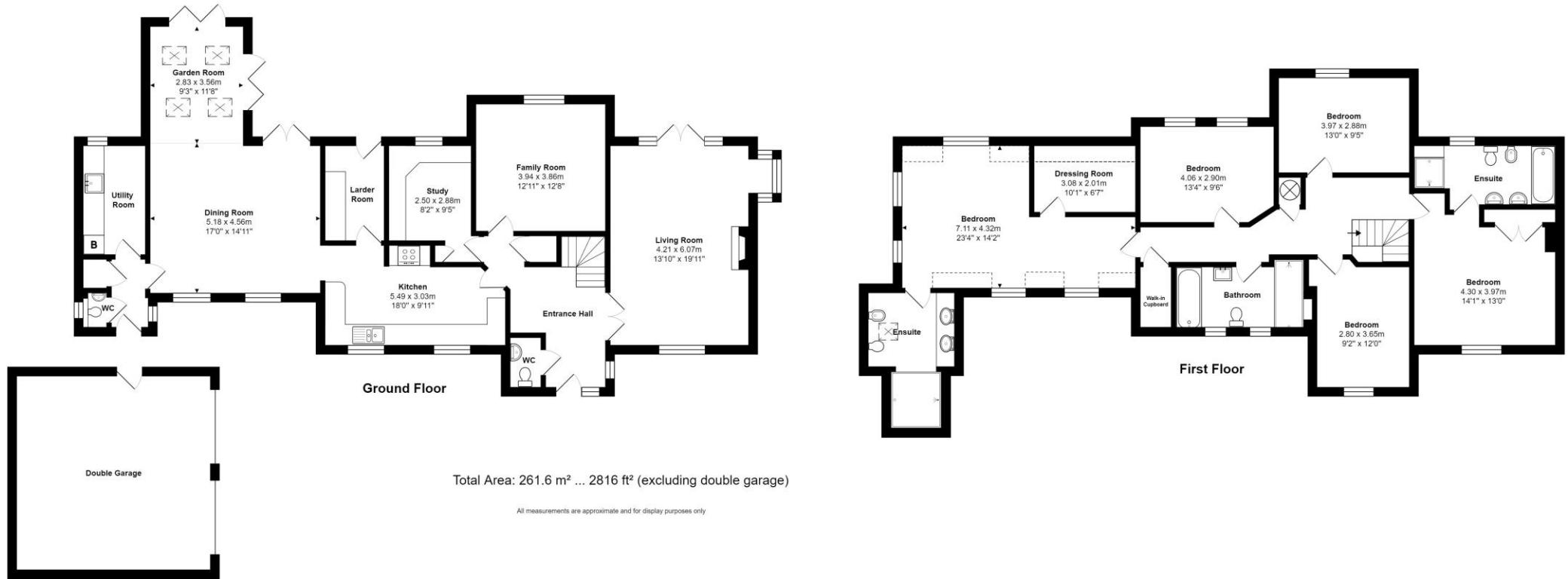
Local Authority

Wiltshire Council

Council Tax Band

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