



Cherry Tree House, Seagry Road, Sutton Benger, Chippenham, Wiltshire, SN15 4RX

Impressive detached family house
 Substantially extended and upgraded
 6 double bedrooms, 4 bathrooms
 3 reception rooms
 Gym/playroom and office
 Insulated studio/garage and twin carport
 Large grounds of over 0.5 acres
 Exquisite landscaped gardens
 Edge of village position



01666 840 886
 jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £1,475,000

Approximately 3,733 sq.ft excluding outbuildings

‘This outstanding house has undergone an exceptional redevelopment creating a standout family house with a most impressive interior and accompanying grounds’

The Property

Cherry Tree House is an outstanding house situated towards the rural edge of Sutton Benger with the convenience of amenities located in easy walking distance. The property originated as a farmhouse individually built in the 1990s before the present owners undertook a comprehensive redevelopment of the house significantly upgrading and substantially enlarging it. The finished result is an exceptional family home with an impressive sleek design combined with thoughtful details throughout.

Extending to around 3,733 sq.ft, the accommodation has been superbly designed in favour of a social layout perfect for both everyday family life and entertaining guests. The principal reception rooms and the kitchen/breakfast room have an excellent connection linking an external terrace through bi-folding doors offering a fashionable inside-outside living arrangement. The ground floor comprises three generous receptions, a kitchen/breakfast room, office and a versatile home gym/playroom. The kitchen is equipped with an extensive range of integrated appliances which include an oven, extra wide oven, microwave combi-oven, warming drawer, two dishwashers, an induction hob, wine cooler and a boiler tap. Adjoining the kitchen there is a walk-in larder, utility room, and a WC off the hallway.

The bedroom accommodation is arranged over the first and second floors. There are four bedrooms on the first floor which includes the main bedroom suite boasting both a dressing room and full en-suite bathroom, plus the second bedroom with an en-suite shower room. The family bathroom features both a shower and a stylish free-standing copper finish bath. On the second floor there are two further bedrooms and a shower room.

The property's excellent specification includes an air source heat pump system which benefits from the remainder payments of a RHI grant scheme, and underfloor heating in the main reception areas. The infrastructure is in place to install solar panels if desired.

Sitting within a plot of over half an acre, the surrounding grounds of Cherry Tree House are just as impressive as the internal space and have been subject of much attention and finesse. Entered through electric double gates, the driveway sweeps around a water fountain turning circle towards a double car port at the side. On the opposite side there is a fantastic studio/garage which is a versatile addition for possible future conversion to accommodation. The building has been designed for the car enthusiast accessed via ramps and fully fitted with concrete flooring, insulated walls and ceilings for dry storage, heating, lighting, a kitchenette area and a WC. Behind, there is a



workshop. The gardens have been landscaped into 'rooms' incorporating lovely areas for various uses. The front garden has a formal symmetrical aesthetic with box hedging features. The rear garden continues the meticulous element of design which includes the large seating terrace complete with a water feature stream gently trickling to the below pond. Across the lawn, there is a timber constructed covered terrace complete with a fitted bar and WC, plus a 7-man self-cleaning Hydropool 670 to the side and a circular fire-pit seating area. A large lawn is positioned to the side and is an ideal open and secure area for children to enjoy. There is also a vegetable garden and polytunnel.

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 a pub, the well-regarded La Flambe restaurant, and popular primary school. The property is well-positioned for beautiful country walks including routes 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.

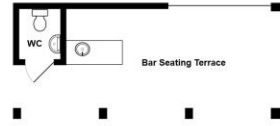
Additional Information

The property is Freehold with air source heat pump central heating and underfloor heating, a private sewage treatment plant, mains water and electricity. Ultrafast broadband is available and there is good mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band F.

Directions

From the M4 take the B4122 south for two miles. Turn left signed for Sutton Benger onto the B4069 and proceed into the village of Sutton Benger. Take the left hand turn onto Seagry Road by the church to then locate the property as the last one on the left hand side.
 Postcode: SN15 4RX
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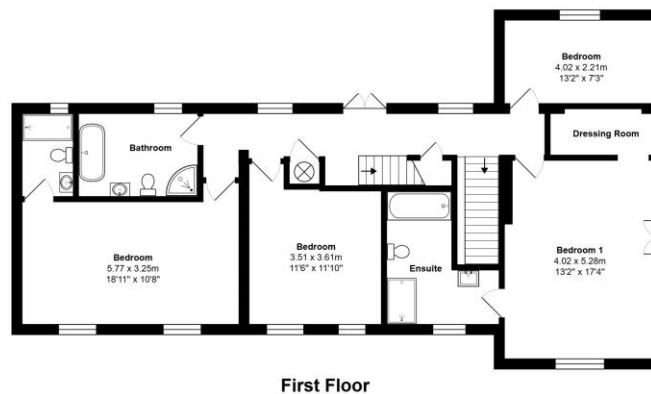
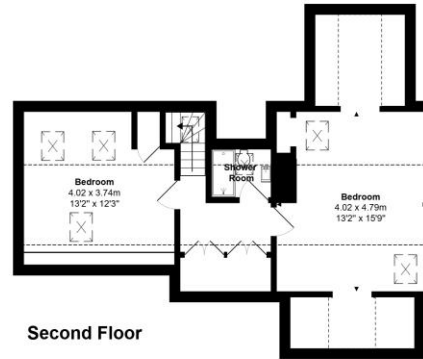




House Area: 346.8 m.sq. ... 3733 sq.ft.

Total Area: 425.9 m² ... 4585 ft²

All measurements are approximate and for display purposes only



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COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577