



We're excited to share news of a wonderful new development taking shape on the outskirts of this beautiful village.

To explore this beautifully designed home, discover the development, speak with our sales team today to book an appoimtnet to view.

Reservations are now being taken, and appointments to view additional plots within the development can be arranged by contacting our Chippenham office by phone or email.

Garden Close, Sutton Benger is being created by the award-winning developer Hills Homes and proudly presented by Atwell Martin Estate Agents.ts.

- **Desirable Village Setting:** Located in the charming village of Sutton Benger, surrounded by open countryside and a strong community spirit
- **Exclusive Development:** Just 21 beautifully crafted homes – a mix of two, three, and four-bedroom properties designed for modern rural living
- **Spacious open-plan Kitchen/Dining** with French doors opening to the garden
- **Main bedroom** with en-suite, plus three further bedrooms and a sleek family bathroom
- **Buying Off-Plan Benefits You** the First choice of plot and house type
- **Village Amenities:** Enjoy a thriving pub, village Church, and primary school, all within walking distance
- **Award-Winning Builder:** Created by Hills Homes, known for quality craftsmanship and attention to detail
- **Separate Living Room & Garden Room** for relaxing or entertaining
- **Integral Garage** with double Driveway and Car Charging Point
- **Peace of Mind:** Comes with a 10-Year NHBC New Homes Warranty





GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing