

21 Barrington Court, Sutton Benger, Chippenham, Wiltshire, SN15 4TY

Double-fronted detached house
 2015 built with stone elevations
 Immaculate beautifully presented
 Accommodation
 4 bedrooms
 Dual-aspect living room and study
 Large kitchen/dining room
 Bathroom and 2 en-suites
 Double garage and private parking
 Landscaped rear garden



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £725,000

Approximately 1673 sq.ft excluding garage

‘Well positioned for village amenities and countryside walks, this impressive detached 4 bedroom house is immaculately presented’



The Property

21 Barrington Court is an attractive double-fronted detached modern house built in 2015 by Redrow Homes and offers impressive accommodation which has been upgraded and well-maintained by the current owners. Extending to over 1,650 sq.ft, the immaculate accommodation is beautifully presented throughout.

The ground floor opens to a spacious entrance hall complete with convenient storage cupboard and WC. The dual-aspect living room has bi-fold doors connecting to the garden whilst across the hall there is a study with a bay window. The large kitchen/dining room is equipped with a range of units and oak worktops with an integrated dishwasher, double oven, and double fridge/freezer. There is a utility room off with rear access. On the first floor there is a galleried landing, four bedrooms and a family bathroom. The principle bedroom has an en-suite and built-in

wardrobes and the second bedroom also has an en-suite.

Externally, the level garden is ideal for entertaining landscaped with two secluded patio seating terraces plus an L-shaped lawn. There is off-street parking for two cars in front of the double garage and an EV charger. Benefitting from power connected, the double garage has been enhanced with loft storage above and fitted workshop units.

Situation

Barrington Court is part of a village development located in the sought after North Wiltshire village of Sutton Benger and is pleasantly laid out with a mixture of stylish homes, large open spaces and greens. Sutton Benger has a pub, a popular restaurant and popular primary school which are all within easy walking distance. Just a moments walk from the property is a footpath accessing the local fields for lovely countryside walks.

Nearby Chippenham is less than 10 minutes drive away and has further facilities including mainline railway station, secondary schooling, 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 oil-fired central heating, mains drainage, water and electricity. There is an annual service charge of £31.43 pcm contributing to the maintenance of the communal areas within the development. Ultrafast broadband is available and there are some limitations on mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band G.

Directions

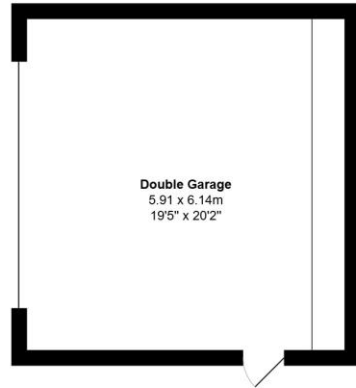
From the M4 (Junction 17) take the B4122 signed for Sutton Benger. After 1.5 miles, turn left onto the B4069 and continue into the village of Sutton Benger and take the second left into Heath Avenue. Turn first right passing the Green and then take the second left into Barrington Court. Bear right and locate the property on the left hand side.

Postcode SN15 4TY

What3words: ///sparkles.download.servicing

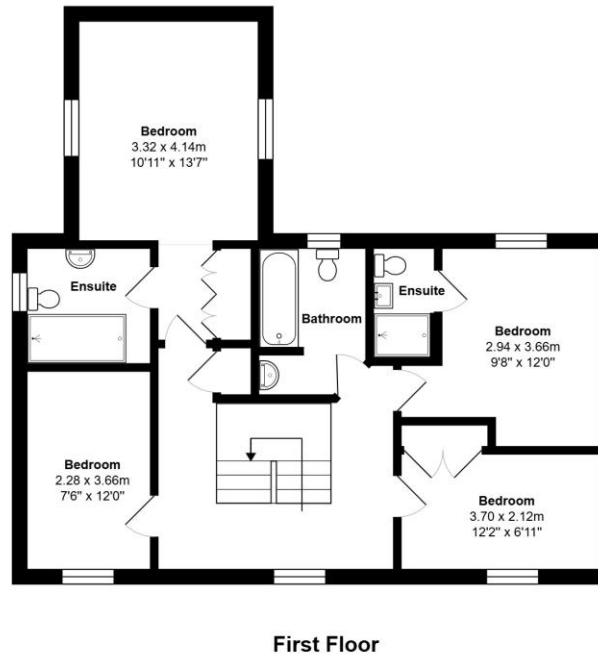
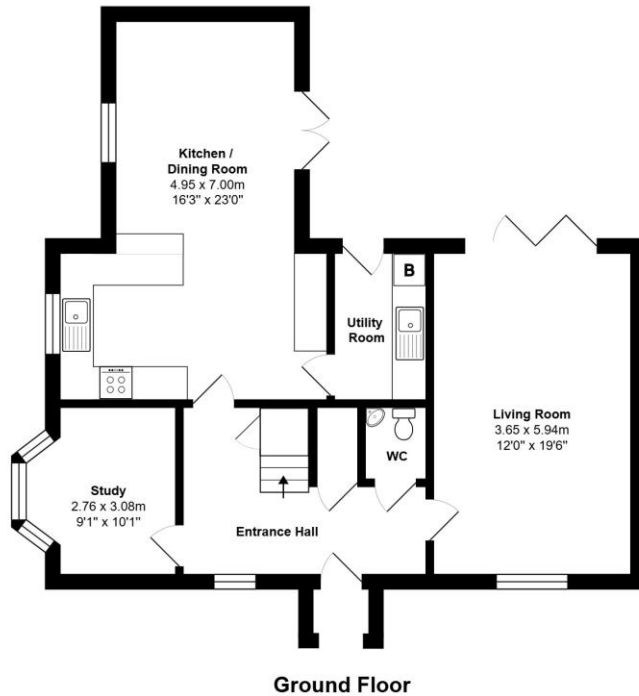


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Total Area: 155.5 m² ... 1673 ft² (excluding double garage)

All measurements are approximate and for display purposes only



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