GOODMAN WARREN BECK

2 The Shearings, Sutton Benger
Chippenham





















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2 The Shearings, Sutton Benger, Chippenham, SN15 4PU

A beautifully presented five-bedroom detached home, ideally situated in the highly sought-after village of Sutton Benger.

The property offers spacious and thoughtfully designed accommodation, with a particular highlight being the impressive open-plan contemporary kitchen, dining and family room. This stylish and sociable space is perfect for both everyday family living and entertaining. Further ground-floor accommodation includes a welcoming sitting room with a wood-burning stove, a separate study and a guest cloakroom.

Upstairs, all five bedrooms are generously proportioned. The master bedroom enjoys the added luxury of a walk-in dressing room and a beautifully appointed en-suite bathroom with a separate shower. The guest bedroom also benefits from a contemporary en-suite shower room, while the family bathroom is well equipped with both a bath and separate shower.

Outside, the property features two integral garages with driveway parking to the front. To the rear is a private, enclosed garden, providing an attractive and secluded space for relaxing and entertaining.

Combining generous proportions, contemporary finishes and versatile living space, this impressive family home offers an excellent opportunity in one of the area's most desirable village locations.

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Price Guide £950,000

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.

Transport Links
Road and rail links are excellent. Chippenham railway station is c.4.5 miles away providing regular services to London Paddington in approximately 70 minutes, Bristol Temple Meads in 28 minutes and Bath Spa in 15 minutes. Heading west on the M4, junction 17 is c.2.5 miles away providing easy access to Bristol and the West Country and also to Swindon, Reading and London. Bristol airport is only c.34 miles away (approximately 1hr) to the west, while Heathrow is c.83 miles away (approximately 1hr 20mins) to the east.

Summary
An impressive and beautifully presented stone-built detached five bedroom family home, combining traditional Cotswold-style character with spacious, contemporary accommodation. Set behind a generous gravelled driveway, the property has an attractive façade, landscaped frontage and two integral garages, creating an excellent first impression.

The Property
An impressive and beautifully presented stone-built detached family home, combining traditional Cotswold-style character with spacious, contemporary accommodation.

Set behind a generous gravelled driveway, the property enjoys an attractive façade, landscaped frontage and two integral garages, creating an excellent first impression.

Inside, the house is bright, welcoming and exceptionally well proportioned. At the heart of the home is a superb open-plan kitchen, dining and family room, thoughtfully designed for both everyday family life and entertaining. The stylish fitted kitchen features shaker-style cabinetry, extensive work surfaces, a central island, integrated appliances and wine storage, while the adjoining dining area comfortably accommodates a large table. Wide glazed doors open directly onto the rear terrace and garden, flooding the space with natural light and creating an excellent connection between the house and its outdoor entertaining areas.

A separate sitting room provides a more relaxed setting, centred around an attractive fireplace with a wood-burning stove, while a dedicated study offers a quiet and practical space for working from home. A useful utility area and guest cloakroom complete the ground-floor accommodation.

The bedroom accommodation is equally impressive. The principal suite is a particular highlight, with characterful sloping ceilings and rooflights, excellent proportions and a dedicated dressing area. Its luxurious en-suite bathroom features a freestanding bath, separate glazed shower and contemporary fittings.

The guest bedroom also benefits from a modern en-suite shower room, while the remaining three bedrooms are all generously proportioned and offer excellent flexibility for family life. A well-appointed family bathroom, furnished with both a bath and separate shower, serves these bedrooms.

Overall, this is a substantial and thoughtfully finished family home, offering beautifully planned accommodation, contemporary interiors, generous entertaining space and an excellent degree of flexibility, all complemented by its attractive Cotswold-style character.

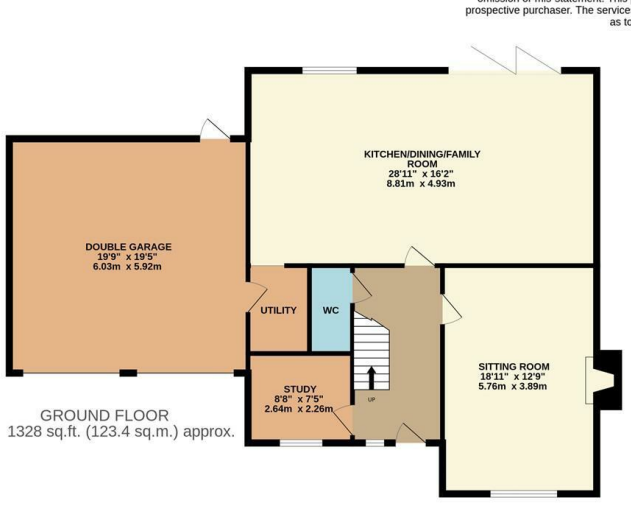
Outside
Externally, the house benefits from ample driveway parking, two integral garages and established planting to the front.

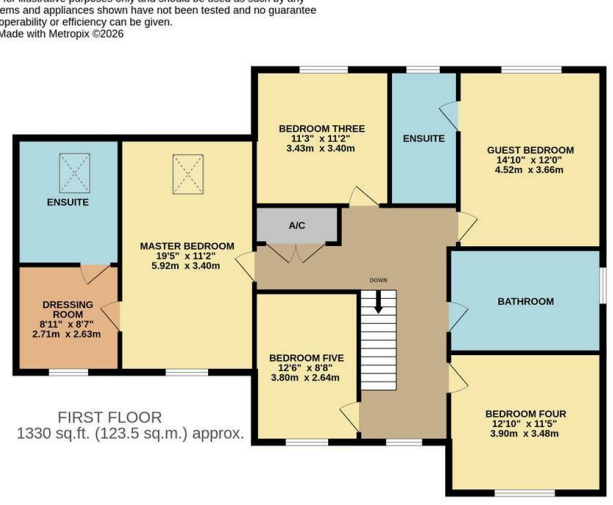
To the rear is a private enclosed garden, providing an attractive setting for outdoor dining, entertaining and family enjoyment.

Directions
Take the B4069 from Chippenham towards Wootton Bassett. After c.5 miles, on entering Sutton Benger turn right into Gate Court and The Shearings can be found on the right hand side.

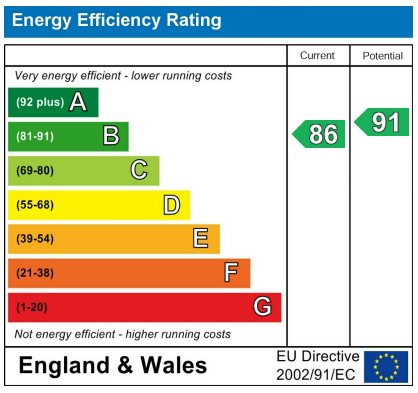
TOTAL FLOOR AREA : 2658 sq.ft. (246.9 sq.m.) approx.

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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ENERGY PERFORMANCE GRAPHS



Council Tax Band: G

Tenure: Freehold

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