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8 Park Lane, Sutton Benger, Wiltshire, SN15 4RN

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⑨ 8 Park Lane, Sutton Benger, Wiltshire, SN15 4RN

⌚ Guide Price £450,000

A fantastic two bedroom detached bungalow, offering high-quality, extended accommodation, private rear garden, single garage and driveway, and benefitting from solar panels and air source heat pump; superbly positioned in the highly desirable Sutton Benger.

- Detached Bungalow
- Extended, High-Quality Accommodation
- Two Double Bedrooms
- Superb Kitchen / Dining / Family Area
- Shower Room & Two Utility Rooms
- Private, Landscaped Rear Garden
- Single Garage & Driveway Parking
- Air Source Heat Pump & Solar Panels
- Premium Village Location
- Close to M4

❖ Freehold

⑩ EPC Rating D



Superbly positioned down a quiet lane, is this wonderful two bedroom detached bungalow, offering well-proportioned and well-presented accommodation, in the highly desirable village of Sutton Benger. The property has been extended, and much improved by the current owners, to create a stylish and high-quality home, perfect for downsizers or re-locators.

The accommodation is arranged over two levels, and briefly comprises; entrance hall, sitting room with wood burner, superb kitchen / dining / family area, with stunning vaulted ceiling and French doors to the rear patio area, two utility rooms, modern shower room, and two double bedrooms, the principal bedroom benefiting from fitted wardrobes.

Externally the property has a private, enclosed, landscaped rear garden, with garden shed and workbench, greenhouse and log storage. There is a single garage and off-road parking.

Further benefits include an Air Source Heat Pump system, Solar Panels, and underfloor heating in the kitchen, utility rooms and shower room.

#### **Situation**

Sutton Benger is a popular Wiltshire village on the edge of the Cotswolds while being conveniently close to the M4 motorway at Junction 17 providing commuting into the major centres of Bath, Bristol, Swindon and London. The village supports two popular public houses, a useful post office store, a highly regarded restaurant, a well attended primary school and Hazelwood Beauty Salon. More comprehensive amenities can be found in nearby Chippenham including mainline railway station, highly regarded secondary schooling, a town centre leisure centre as well as a range of other shops and amenities.

#### **Property Information**

Council Tax Band; D

Freehold

Mains electricity, water and drainage

Air Source Heat Pump

Solar Panels

EPC Rating; D

#### **Rooms**

Entrance Hall

Sitting Room: 15' 5" max x 10' ( 4.70m max x 3.05m )

Kitchen / Dining / Family Area: 32' x 12' 1" ( 9.75m x 3.68m )

Utility Room

Bedroom One: 14' 9" max x 9' ( 4.50m max x 2.74m )

Bedroom Two: 8' 10" max x 11' ( 2.69m max x 3.35m )

Shower Room

Rear Lobby





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