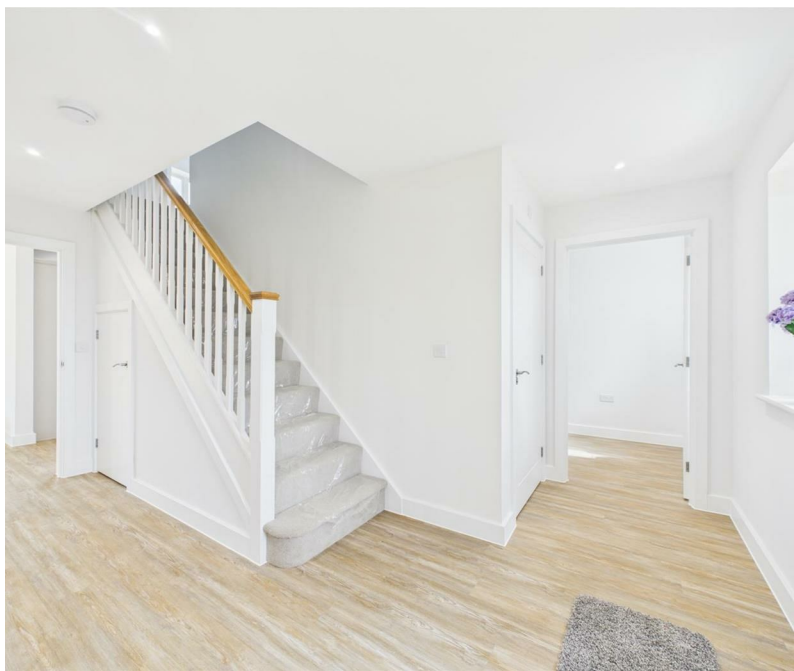




A Beautifully Designed Four-Bedroom Detached Home in Sutton Benger

Combining timeless character with contemporary style, this beautifully designed four-bedroom detached home offers generous living space, elegant interiors and modern comfort in the charming Wiltshire village of Sutton Benger.

At the heart of the home is a spacious open-plan kitchen, dining and family area, thoughtfully designed for both everyday living and entertaining. With doors opening onto the garden, this inviting space creates a natural connection between indoors and out. A separate dual-aspect living room, complete with a bay window, provides a peaceful retreat, perfect for relaxing at the end of the day. A dedicated study offers an ideal space for home working.

Upstairs, the luxurious principal bedroom and second bedroom each benefit from their own en-suite shower room, while two further well-proportioned bedrooms and a stylish family bathroom provide flexibility for family life and visiting guests.

Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

Situation - Sutton Benger

Discover Sutton Benger – A Charming Wiltshire Village

Set amidst the beautiful Wiltshire countryside, Sutton Benger is a charming and well-established village offering an appealing blend of rural tranquillity, community spirit and everyday convenience. Situated approximately five miles north-east of Chippenham, on the edge of the Cotswolds, it provides an idyllic setting for those seeking a more relaxed pace of life without losing touch with nearby towns and cities.

A village with a welcoming community - Sutton Benger enjoys a strong village identity and an active community, making it a wonderful place to call home. With a village church, traditional pub, popular restaurant, primary school, village hall and recreation ground, there are plenty of opportunities to enjoy village life and feel part of the local community. Its established character and welcoming atmosphere make it particularly appealing to families, professionals and those looking to put down roots in a close-knit setting.

Surrounded by open countryside - With the beautiful

landscapes of the Dauntsey Vale on its doorstep, Sutton Benger is surrounded by open fields, rural lanes and peaceful countryside. The nearby River Avon and surrounding landscape provide opportunities to enjoy walking, cycling and spending time outdoors, while the village itself offers a welcome sense of space and calm away from the bustle of town and city life.

Everyday amenities within easy reach - The village offers a selection of useful local amenities, including a highly regarded primary school, with further shops, services and leisure facilities available in nearby Chippenham. The market town provides a wide range of high street retailers, supermarkets, restaurants and retail parks, alongside a leisure centre with swimming pool, library, cinema and public parks. A choice of secondary schools and additional educational facilities can also be found in the surrounding area.

Excellent connections for work and leisure - Despite its peaceful rural setting, Sutton Benger is ideally placed for travelling further afield. Junction 17 of the M4 is just a short drive away, providing convenient road connections towards Bristol, Bath, Swindon and beyond. Chippenham railway station offers regular mainline services to London Paddington and destinations across the South West, making the village an attractive choice for commuters seeking the best of both worlds.

The best of village living - Combining attractive countryside, a thriving community and excellent connectivity, Sutton Benger offers a wonderful balance of traditional village charm and modern convenience. Whether enjoying a countryside walk, making the most of the local amenities or travelling further afield, residents can enjoy a lifestyle that feels peaceful and connected in equal measure.

Property Information

Utilities/Services - Mains Electric, Water & Drainage, Air Source Heat Pump Heating

Wiltshire Council Tax - Band to be Confirmed by Wiltshire Council

Tenure - Freehold with a Development Charge of £495.62 per year

What Three Words Location - ///flash.horses.obviously

Post Code (for Sat Nav) - SN15 4RU







**Atwell
Martin**

Approximate total area⁽¹⁾1739 ft²161.6 m²

Reduced headroom

10 ft² 1 m^2

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		80	80
<p>Not energy efficient - higher running costs</p>			
<p>England & Wales</p>		EU Directive 2002/91/EC	
<p>Environmental Impact (CO₂) Rating</p>			
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		96	96
<p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p>		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