



📍 Mulberry Cottage Seagry Road, Sutton Benger, Chippenham, Wiltshire, SN15 4RX

🏠 Price Guide £295,000

OFFERED WITH NO ONWARD CHAIN-Occupying a pleasant position in the highly desirable village of Sutton Benger, this attractive and well-presented modern semi-detached home offers two generous double bedrooms, a single garage, off-road parking and a private part-walled enclosed rear garden.

- Offered with No Onward Chain
- Well Presented Modern Semi-Detached Home
- Contemporary Fitted Kitchen/Dining Room with Garden Access
- Two Generous Double Bedrooms
- Bright Dual-Aspect Sitting Room
- Quiet Position within a Sought After Village
- Walking Distance to Village Amenities including pub and Primary School
- Excellent Access to Junction 17 of the M4 Motorway
- Approximately Five miles from Chippenham & Mainline Railway Station
- Ideal First Time Purchase, Investment or Downsizing Opportunity

🏠 Freehold

🏠 EPC Rating C



A well presented two double bedroom modern semi-detached home with a single garage, off-road parking and a part-walled enclosed garden, situated in the highly sought-after village of Sutton Benger.

The accommodation begins with a welcoming entrance hall with a convenient cloakroom/WC. The contemporary fitted kitchen/dining room provides an excellent entertaining space and features sliding doors opening onto the enclosed rear garden. Across the hallway, the dual-aspect sitting room is wonderfully light, while a useful storage/utility cupboard completes the ground floor.

Upstairs, there are two generous double bedrooms. The principal bedroom benefits from fitted wardrobes together with an airing/storage cupboard, while the second bedroom is also a comfortable double. A stylish, modern shower room completes the first-floor accommodation.

Externally, the property enjoys a private, part-walled enclosed rear garden, along with a single garage and off-road parking.

Occupying a quiet position within easy walking distance of the village's excellent amenities, the property also offers superb access to Junction 17 of the M4 motorway. The nearby market town of Chippenham, approximately five miles away, provides a comprehensive range of shopping and leisure facilities, together with a mainline railway station offering direct services to London Paddington.

This attractive home would make an ideal first-time purchase, investment or downsize opportunity, combining modern living with the charm and convenience of village life.

Situation

Sutton Benger is a popular Wiltshire village which supports a popular public house, a highly regarded restaurant and well attended primary school. More comprehensive amenities can be found in nearby Chippenham including mainline railway station, highly regarded Secondary schooling, town centre leisure centre and shopping, as well as a range of other amenities. Close by is the popular town of Malmesbury which is reputed to be the oldest borough in the country dating back to the 11th Century. This thriving pretty town offers a wealth of buildings of architectural interest including its ancient Abbey, whilst also having a wide range of shops and amenities, a new Waitrose, award winning schools and leisure facilities. The M4 motorway at Junction 17 provides convenient motor commuting into the major centres of Bath, Bristol, Swindon and London.

Property Information

Council Tax Band; C

Freehold

Mains Electricity, Water and Drainage

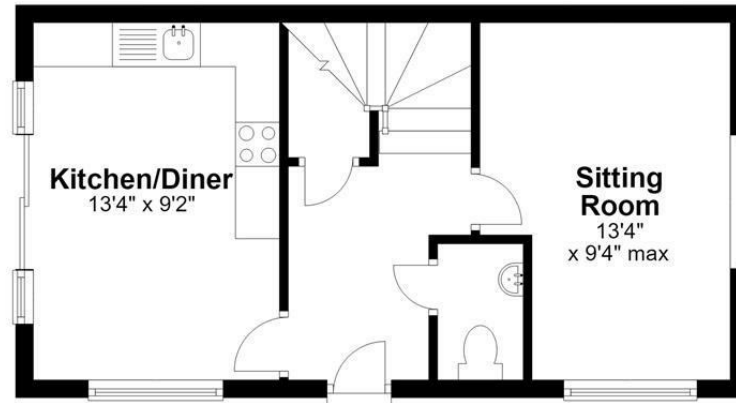
Oil Central Heating

EPC Rating; C



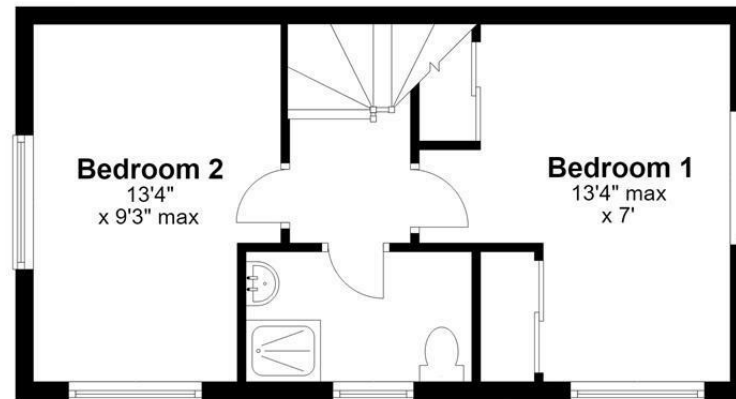
Ground Floor

Approx. 345.9 sq. feet



First Floor

Approx. 345.9 sq. feet



Total area: approx. 691.9 sq. feet

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