



Westlake Place, Sutton Benger Chippenham SN15 4SH

welcome to

Westlake Place, Sutton Benger Chippenham

Situated in the picturesque and sought-after village of Sutton Benger, this five-bedroom detached family home is perfectly designed for modern family living. Tucked away in a peaceful cul-de-sac, the property offers both space and practicality, making it an ideal choice for those looking to settle in a friendly village community. Stepping inside, the entrance hall provides a warm welcome, leading to a spacious lounge which is the heart of the home - a perfect place for relaxation and family time. The open-plan dining area and conservatory/garden room create a bright and inviting space, with French doors opening onto the garden, seamlessly blending indoor and outdoor living. The well-appointed kitchen features a built-in hob, double oven, extractor fan, water softener, fridge/freezer and dishwasher, while the breakfast bar provides a casual space for busy mornings. A large-sized separate utility room / laundry area has a newly-installed oil-fired central heating system, plumbing for a washing machine and space for a tumble dryer. The room offers additional practicality, with ample storage space for all the modern family's essentials, such as sports equipment or scooters. It is also equally ideal as a play room / games room or for keeping muddy pets contained before they enter the rest of the house. Upstairs, the master bedroom benefits from stylish Sharps fitted furniture, providing excellent storage solutions. Four further bedrooms offer flexibility for a growing family, home offices, or guest rooms. The beautifully designed family bathroom boasts a stunning freestanding bath and a separate large shower cubicle, adding a touch of luxury to everyday living. The house benefits from extra storage areas in two extensive attics, one of which has a fitted loft ladder and could be converted to provide an additional room if required. Outside, there are front and rear gardens, with external water taps and electric sockets. The garden at the rear has a patio area, numerous flower beds, a large garden shed and access to the double garage. In addition, the designer-built garden office is fully insulated, connected to mains electricity and in range of the home wi-fi; it offers all the benefits of being able to work from home throughout the year.

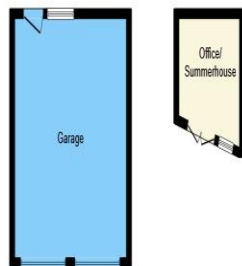




Ground Floor



First Floor



Outbuilding

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Entrance Hall

Cloakroom

Lounge

22' 2" x 16' 4" (6.76m x 4.98m)

Dining Room Area

10' 3" x 9' (3.12m x 2.74m)

Conservatory Area

16' 2" x 9' 3" (4.93m x 2.82m)

Kitchen

12' 4" x 10' 1" (3.76m x 3.07m)

Utility Room

16' 3" x 8' 11" (4.95m x 2.72m)

Landing

Bedroom One

13' x 12' 10" (3.96m x 3.91m)

Bedroom Two

16' 2" x 8' 10" (4.93m x 2.69m)

Bedroom Three

10' 7" max x 10' 2" (3.23m max x 3.10m)

Bedroom Four

7' 2" x 9' (2.18m x 2.74m)

Bedroom Five

8' 10" x 16' 7" (2.69m x 5.05m)

Bathroom

Home Office

Garden

Double Garage

Driveway Parking

welcome to

Westlake Place, Sutton Benger Chippenham

- Detached
- Five Bedrooms
- Dining/Conservatory/Garden Room
- Double Garage/Driveway for three to four cars
- Home Office/Gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£499,950



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CHP110919 - 0017

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