



📍 34 Cowley Way, Sutton Benger, Chippenham, Wiltshire, SN15 4SD

🏠 Price Guide £550,000

Situated in the heart of Sutton Benger, this immaculately presented four bedroom detached family home boasts generous living space, stylish modern finishes and a superb rear garden enjoying open countryside views beyond. No Onward Chain.

- Immaculately Presented Four-Bedroom Detached Family Home
- Situated in the Heart of Sutton Benger Village
- Stunning Open-Plan Kitchen/Dining/Family Room
- Bi-Fold Doors Opening Onto Enclosed Rear Garden Backing Onto Open Fields
- Separate Sitting Room with Feature Wood Burner
- Stylish Modern Family Bathroom with Shower Over Bath
- Large Enclosed Rear Garden with Pleasant Open Outlook
- Single garage Plus Driveway Parking
- Excellent Access to M4 (J17)
- Approximately 5 Miles From Chippenham Mainline Railway Station (direct London links)

🏡 Freehold

🏠 EPC Rating D



Offered with No Onward Chain - An exceptional opportunity to purchase this immaculately presented four bedroom detached family home, offering generous living space, modern finishes and a superb village setting in the heart of Sutton Benger.

Designed for modern family living, the property features a stunning open-plan kitchen/dining/family room with bi-fold doors opening onto a fantastic enclosed rear garden backing onto open fields-perfect for entertaining and outdoor living. The contemporary kitchen is fully fitted with integrated appliances. A cosy separate sitting room with wood burner flows through to a versatile snug area, also enjoying access to the garden. The ground floor is completed by a welcoming entrance hall with W/C.

To the first floor are three well-proportioned double bedrooms, a generous single bedroom and a stylish modern family bathroom with shower over bath. Bedrooms two and three benefit from fitted wardrobes.

Externally, the property offers a single garage and driveway parking for up to four vehicles, along with a large enclosed rear garden enjoying a pleasant open outlook.

Further benefits include oil-fired central heating, double glazing and excellent access to the M4 (J17). Approximately 5 miles from Chippenham with mainline train station, this superb home combines village charm with excellent commuter links.

#### **Situation**

Sutton Benger is a popular Wiltshire village which supports a popular public house, a highly regarded restaurant, 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, 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; D

Freehold

Mains Electricity, Water and Drainage

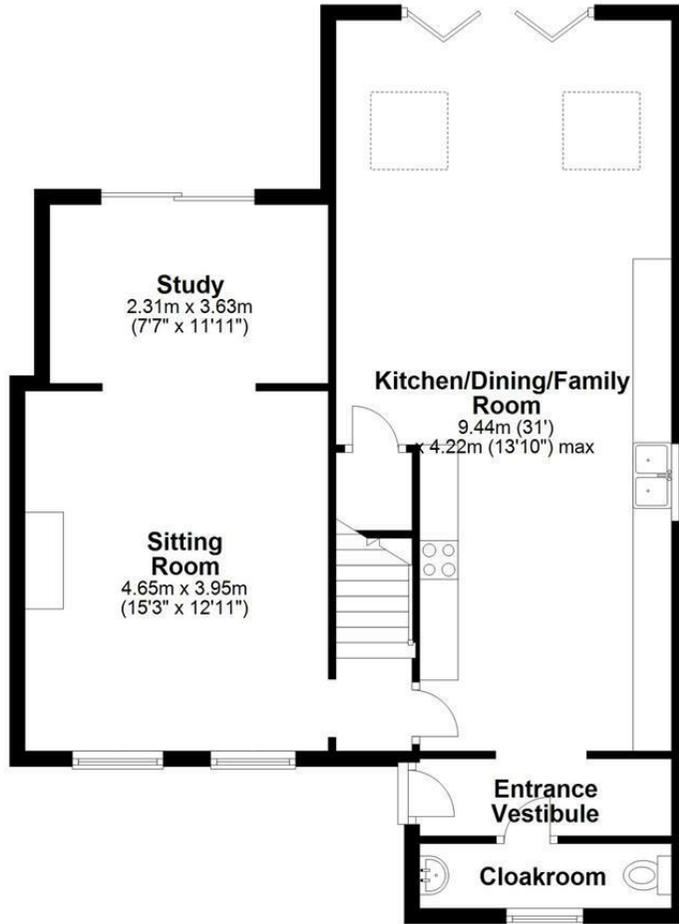
Oil Central Heating

EPC Rating; D



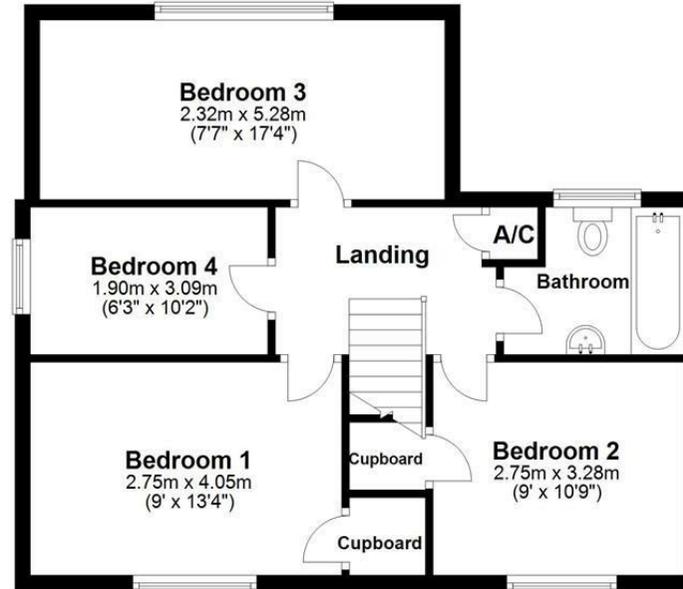
### Ground Floor

Approx. 75.7 sq. metres (814.8 sq. feet)



### First Floor

Approx. 53.3 sq. metres (573.2 sq. feet)



Total area: approx. 129.0 sq. metres (1388.1 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.  
Plan produced using PlanUp.

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