



📍 72a High Street, Sutton Benger, Chippenham, SN15 4RL

💷 £775,000

An extended four bedroom, three reception, two bathroom, detached family home, offering spacious, versatile, and beautifully presented accommodation, and benefitting from an enclosed, private rear garden, single garage and driveway for multiple vehicles; superbly positioned within the highly sought after village of Sutton Benger.

- Extended, Detached Family Home
- Beautifully Presented, Contemporary Accommodation
- Spacious & Versatile Living Arrangements
- Four Bedroom, Principal Bedroom with Superb En-Suite Shower Room
- Exceptional Open-Plan Kitchen with Central Island, Family Dining Area, Bi-Folding Doors & Underfloor Heating
- Sitting Room with Wood Burner, Study & Play Room
- Cloakroom & Utility Room
- Private, Enclosed Rear Garden
- Single Garage & Gravelled Driveway for Multiple Vehicles
- Highly Desirable Village of Sutton Benger

🏡 Freehold

🏠 EPC Rating D



A fantastic opportunity to purchase an attractive four bedroom detached family home, which has been extended and sympathetically improved by the current owners, to create a high-quality home, with spacious and flexible living arrangements, perfectly suiting the demands of modern family life. Nestled away at the end of a private lane, the property benefits from a quiet position in one of Chippenhams most sought after villages in Sutton Benger, only a short distance from J17 of the M4.

The accommodation is arranged over two levels, briefly comprising: entrance hall, spacious triple aspect sitting room with wood burner, leading through to study / conservatory, playroom, beautifully appointed open-plan kitchen, with central island, family dining area, bi-folding doors to the rear patio area, and underfloor heating, cloakroom, and utility room, on the ground level. To the first floor are the four bedrooms, three of which are generous doubles, including the principal bedroom with stunning en-suite shower room and fitted wardrobes. There is an additional single bedroom, and the modern family bathroom with shower over.

Externally there is a private and enclosed rear garden, laid predominantly to lawn, with patio seating areas including a lovely seating area under a timber framed pergola. In addition, there are pretty borders, with a range of flowers and shrubs. To the front is a single garage, and driveway parking for multiple vehicles.

Further benefits include:

- 16 photovoltaic panels
- Fischer Aquaficcient Instant hot water system
- Electric wet heating system

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: E

Freehold

Mains Electricity, Water & Drainage

Electric Wet Heating System, Underfloor Heating in Kitchen / Dining Room

EPC Rating: D



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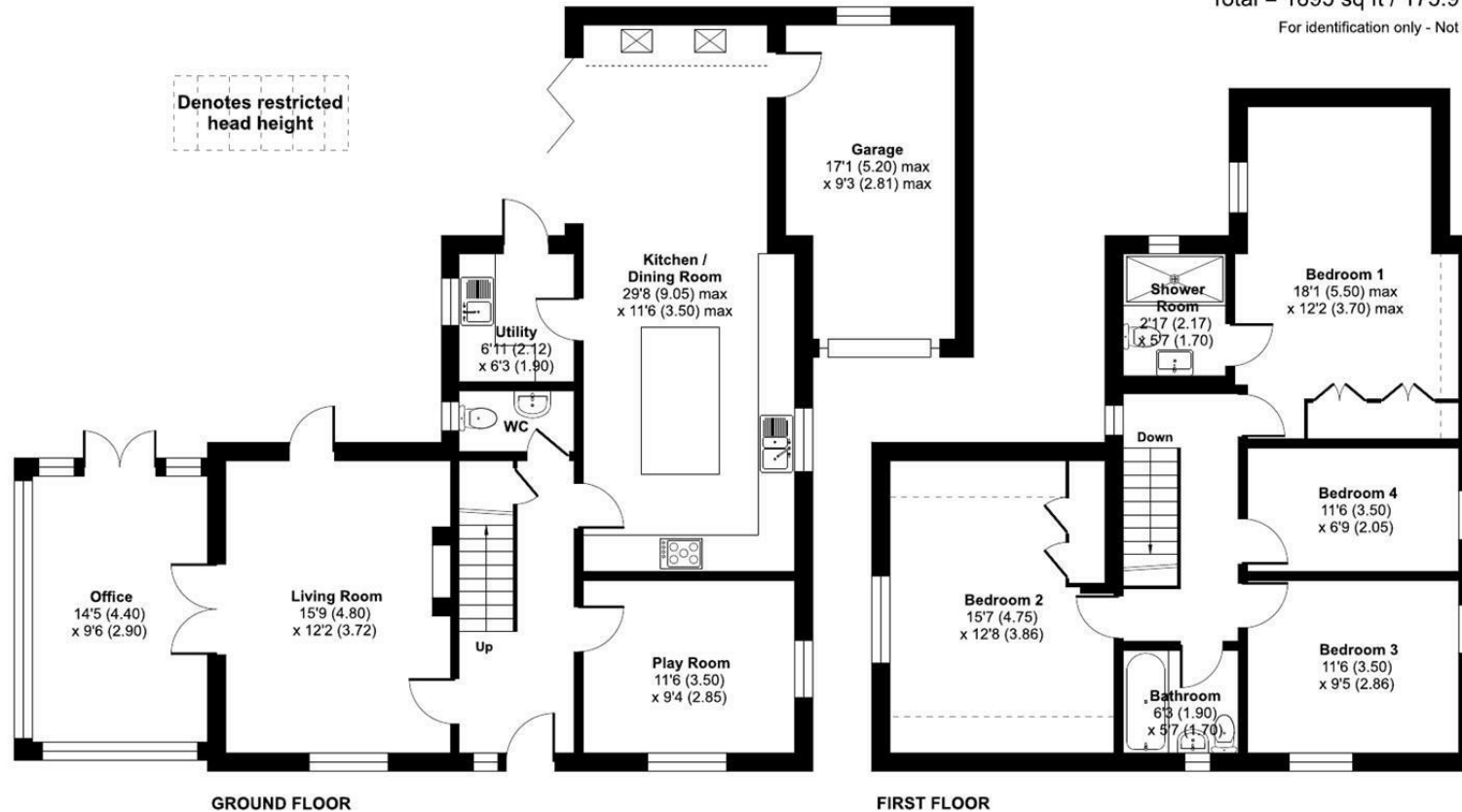
Approximate Area = 1665 sq ft / 154.6 sq m

Limited Use Area(s) = 81 sq ft / 7.5 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 1895 sq ft / 175.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Strakers. REF: 1446521

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