



JAMES PYLE^{CO.}



74 High Street, Sutton Benger, Wiltshire, SN15 4RL

Detached thatched cottage
Sympathetically extended with lovely character throughout
Versatile 3-5 bedrooms
Two receptions and study
Fitted kitchen
3 bathrooms
South-facing position
Wraparound private gardens
Ample off-street parking for numerous cars



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £850,000

Approximately 1,789 sq.ft excluding store

'Set within a south-facing position amongst wraparound gardens, a charming detached cottage which has been sympathetically extended offering versatile accommodation'

The Property

This detached thatched cottage features an abundance of charm and character occupying a sunny south-facing position towards the edge of the village of Sutton Benger. Originally constructed as two cottages around 500 years ago, the property has been sympathetically extended in modern times and has been superbly maintained. The accommodation has a versatile layout offering ground floor bedroom options, principally arranged over two floors extending to around 1,789 sq.ft.

The property is accessed over a shared driveway positioned at the side leading to a large parking bay for at least four vehicles. An entrance hall is conveniently accessed from the parking area and features a magnificent high vaulted ceiling with stairs leading to the first floor. The main reception area is arranged at the front benefitting from the natural southerly light and comprises a living room and dining room both with fireplaces, a study,

and a well-fitted kitchen equipped with a fridge/freezer, dishwasher, and microwave. There is a ground floor shower room alongside two further receptions/bedrooms. A utility room at the rear has accessed into the garage store. On the first floor, there are three bedrooms, a family bathroom, and an en-suite to the principal bedroom.

The cottage sits amongst wonderful wraparound gardens featuring cottage style planted borders, mature shrubs and trees providing a good degree of privacy. There are multiple patios positioned to make the most of the sunshine including a very large patio terrace at the rear with a delightful thatched well.

Situation

Sutton Benger is a sought-after North Wiltshire village very well-located for road networks to London and the South West. Sutton Benger has a pub, the well-regarded La Flambe



restaurant, and popular primary school. The property is well-positioned for beautiful country walks including routes along the River Avon. Nearby Chippenham is less than 10 minutes drive away and has further facilities including mainline railway station, Secondary schooling, town centre leisure centre and shopping, as well as a range of other amenities. Sutton Benger is ideally located for the commuter, only 5 minutes away from Junction 17 of the M4 to provide excellent access to Bath, Bristol, Swindon and London.

Directions

From the M4 take the B4122 south for two miles. Turn left signed for Sutton Benger on the B4069 and proceed into the village of Sutton Benger. Proceed through the village towards Christian Malford and locate the driveway to the property as the very last one on the left.

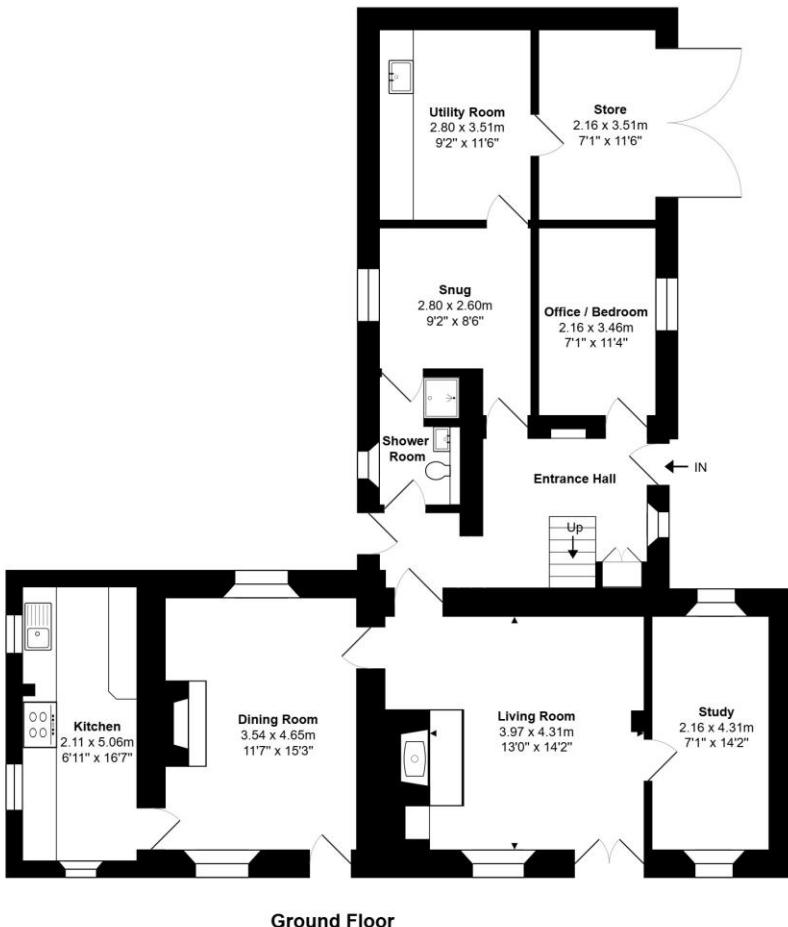
Postcode SN15 4RL

What3words: ///iteration.forgiven.coveted

Additional Information

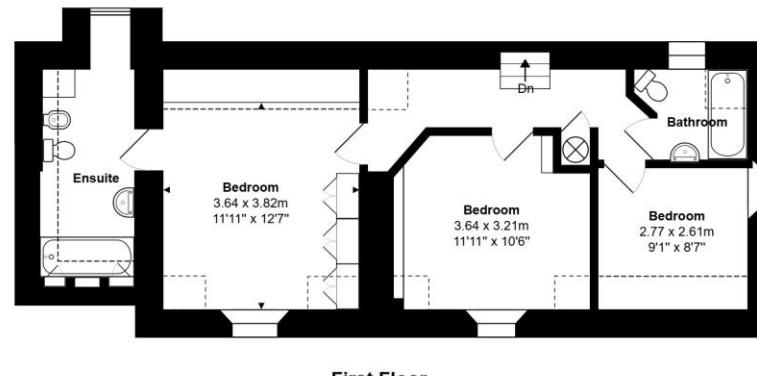
The property is Freehold with electric heating, mains drainage, water and electricity. The property is Grade II listed and located within a conservation area. Ultrafast broadband is available and there is good mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band E.





Total Area: 166.2 m² ... 1789 ft² (excluding store)

All measurements are approximate and for display purposes only



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