



We're excited to share news of a wonderful new development taking shape on the outskirts of this beautiful village. Garden Close, Sutton Benger is being created by the award-winning developer Hills Homes and proudly presented by Atwell Martin Estate Agents.

Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

Situation - Sutton Benger

Discover Sutton Benger – A Charming Wiltshire Village

Set amidst the beautiful Wiltshire countryside, Sutton Benger is a charming and well-established village offering an appealing blend of rural tranquillity, community spirit and everyday convenience. Situated approximately five miles north-east of Chippenham, on the edge of the Cotswolds, it provides an idyllic setting for those seeking a more relaxed pace of life without losing touch with nearby towns and cities.

A village with a welcoming community - Sutton Benger enjoys a strong village identity and an active community, making it a wonderful place to call home. With a village church, traditional pub, popular restaurant, primary school, village hall and recreation ground, there are plenty of opportunities to enjoy village life and feel part of the local community. Its established character and welcoming atmosphere make it particularly appealing to families, professionals and those looking to put down roots in a close-knit setting.

Surrounded by open countryside - With the beautiful landscapes of the Dauntsey Vale on its doorstep, Sutton Benger is surrounded by open fields, rural lanes and peaceful countryside. The nearby River Avon and surrounding landscape provide opportunities to enjoy walking, cycling and spending time outdoors, while the village itself offers a welcome sense of space and calm away from the bustle of town and city life.

Everyday amenities within easy reach - The village offers a selection of

useful local amenities, including a highly regarded primary school, with further shops, services and leisure facilities available in nearby Chippenham. The market town provides a wide range of high street retailers, supermarkets, restaurants and retail parks, alongside a leisure centre with swimming pool, library, cinema and public parks. A choice of secondary schools and additional educational facilities can also be found in the surrounding area.

Excellent connections for work and leisure - Despite its peaceful rural setting, Sutton Benger is ideally placed for travelling further afield. Junction 17 of the M4 is just a short drive away, providing convenient road connections towards Bristol, Bath, Swindon and beyond. Chippenham railway station offers regular mainline services to London Paddington and destinations across the South West, making the village an attractive choice for commuters seeking the best of both worlds.

The best of village living - Combining attractive countryside, a thriving community and excellent connectivity, Sutton Benger offers a wonderful balance of traditional village charm and modern convenience. Whether enjoying a countryside walk, making the most of the local amenities or travelling further afield, residents can enjoy a lifestyle that feels peaceful and connected in equal measure.

The Milbourne

A beautifully crafted three-bedroom detached home, designed for modern living. The open-plan kitchen/dining room is ideal for family time or entertaining, and is complimented by a practical utility room. The separate living room, featuring a charming bay window, provides a cosy retreat. Upstairs, three generous bedrooms - including a main bedroom with its own en-suite - along with a contemporary family bathroom, complete a comfortable and welcoming home with timeless appeal.

Room Dimensions

With approximate maximum measurements as follows;

Kitchen 3.76 x 3.22
Family/Dining Room 3.41 x 3.34m
Living Room 4.05 x 3.43m
Utility Room 1.47 x 1.30m

Principle Bedroom 3.82 x 3.78m
Second Bedroom 4.12 x 2.6m
Third Bedroom 3.43 x 3.30m

Total approximate size 101.90 m2 (1,097 sq ft)

Property Information

Utilities/Services - Mains Electric, Water & Drainage, Air Source Heat Pump Heating

Wiltshire Council Tax - Band to be Confirmed by Wiltshire Council

Tenure - Freehold with a Development Charge of £495.62 per year

What Three Words Location - ///flash.horses.obviously

Post Code (for Sat Nav) - SN15 4RU

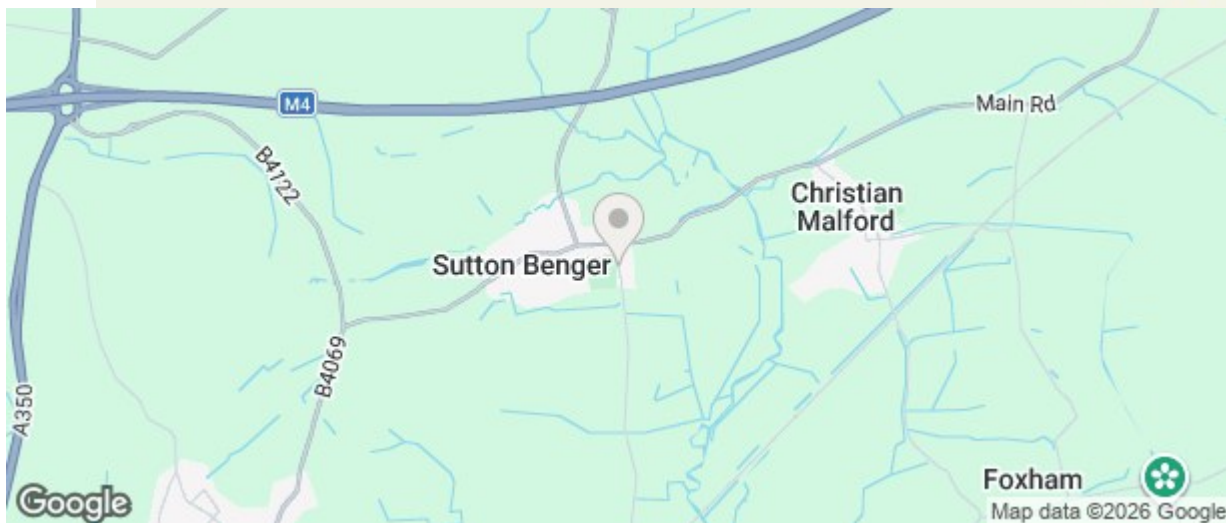
Marketing Materials - This site is under construction, we are using stock images, computer generated images, 3D walkthroughs & floorplans of previous developments in addition to those of this development for information purposes. Construction plans and specification details of your exact plot will be explained during reservation.



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	96	96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing