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High Street, Sutton Benger SN15 4RE

Price Guide £825,000

A well presented and extended four bedroom family home with character and charm set within the popular village of Sutton Benger. The accommodation briefly comprises; entrance hall, 23' sitting room with open fireplace, study, dining room, kitchen/breakfast room with granite surfaces, lobby and utility / w/c to the ground floor. The first floor accessed via two separate staircases and comprises; master bedroom with en-suite bathroom, three further bedrooms and shower room. Externally the property is approached via a five bar gate that leads to a courtyard parking area and a good sized single integral garage. There is gated access to the delightful south facing rear gardens which are laid to a mainly level lawn area benefitting a private aspect. An internal viewing is highly recommended.

Situation - Sutton Benger

Sutton Benger is a village with an active community. It lies to the south of Malmesbury on the B4069, with easy access to the M4, at junction 17. The village boasts a church, several public houses, a highly regarded primary school and shop / Post Office, as well as a surgery. In addition to use of the M4, which gives easy access to the commercial centres of Bristol and Swindon, mainline rail services are available from Chippenham (London Paddington c60 mins). Chippenham has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits excellent schooling with numerous primary and three highly sought after secondary schools. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the west country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

Accommodation

With approximate measurements the accommodation comprises:

Ground Floor

Entrance Hall

With double glazed window to front, door to front, stairs to 1st floor landing, radiator, carpeted flooring, doors to...

Sitting Room 7.14m x 5.28m max (23'5" x 17'4" max)

With double glazed French doors to rear garden, double glazed window to rear, door to entrance hall, open fire place with stone hearth & back and wooden mantle over, two radiators, wall lights, carpeted flooring.

Study 2.79m x 2.62m (9'2" x 8'7")

With double glazed roof light to vaulted ceiling, large under stairs storage cupboard, radiator, carpeted flooring.

Dining Room 4.47m x 4.32m (14'8" x 14'2")

With two double glazed windows to front, built in storage unit with shelving, door to entrance hall and to lobby, radiator, carpeted flooring.

Lobby

With door from the dining room and doors to the utility / w/c and kitchen/breakfast room, stairs to first floor, radiator, tiled flooring.

Utility / W/C

With double glazed rooflight to vaulted ceiling, two piece suite comprising; low level w/c and vanity wash hand basin with tiled splash back, oil fired floor standing boiler (replaced Dec 2021), space for automatic washing machine, space for water softener, tiled flooring.

Kitchen / Breakfast Room 5.87m x 4.95m max (19'3" x 16'3" max)

With two double glazed windows to front and side aspects, door to lobby and to a large walk in under stairs pantry cupboard, fitted kitchen offering a range of wall and base units, double bowl sink drainer inset to Granite work surfaces, part tiled, electric range cooker with stainless steel extractor over, integrated dishwasher & fridge, space for fridge/freezer, fireplace with inset wood burning stove, exposed beams and stonework, radiator, tiled flooring.

First Floor

Landing

With stairs rising from the entrance hall and doors leading to the master bedroom and the third bedroom, radiator, carpeted flooring.

Master Bedroom 5.28m x 3.94m (17'4" x 12'11")

Dual aspect room with double glazed windows to front and rear aspects, radiator, built in wardrobes and fitted wardrobes, radiator, carpeted flooring, door to...

En-Suite Bathroom 3.94m x 2.87m (12'11" x 9'5")

With double glazed window to side, double glazed roof light, fitted with a four piece white suite comprising; bath with central taps, shower cubicle, low level w/c and pedestal wash hand basin, part tiling, two chrome heated towel rails, built in shelving, eaves storage, tiled flooring.

Third Bedroom 3.05m x 2.67m (10' x 8'9")

With double glazed window to rear, radiator, carpeted flooring.



Landing

With stairs rising from the lobby, exposed beams and stonework, doors to shower room, bedrooms two and four, carpeted flooring.

Second Bedroom 4.22m x 2.57m (13'10" x 8'5")

With double glazed window to front, built in wardrobes, exposed beams and stonework, radiator, carpeted flooring.

Bedroom Four 2.26m x 2.74m (7'5" x 9')

With double glazed roof light, built in wardrobe, radiator, carpeted flooring.

Shower Room 2.74m x 1.85m (9' x 6'1")

With double glazed roof light, fitted with a three piece white suite comprising; shower cubicle, low level w/c and wash hand basin, part tiling, chrome heated towel rail, airing cupboard housing the hot water cylinder, tiled flooring.

Externally

Front Courtyard

The property is accessed via a five bar gate which leads to a large gravel parking area for several vehicles, electrical car charging point, gated side access lead to the rear garden, mature planting and access to the front and lobby doors.

Rear Gardens

The delightful rear gardens are mainly level with a private southerly aspect, large lawn area, patio, large timber summer house with raised decking, garden shed, two raised vegetable beds, wooden shed, external security lights, enclosed oil tank, side access to the front courtyard and door to rear of garage.

Integral Garage 5.03m x 3.96m (16'6" x 13')

A large single garage with double doors to front and door to rear garden, window to rear, power, light and water.

Property Information

Utilities/Services - Mains electric, water & drainage, Oil fired Central Heating

Wiltshire Council Tax - Band F

Tenure - Freehold

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



