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ATWELL MARTIN
ESTATE AGENTS

Garden Close, Sutton Benger

Price Guide £281,250

We have three brand new three-bedroomed shared ownership homes for sale on a beautiful executive estate in a stunning rural location near Chippenham.

Garden Close at Sutton Benger is a modern, sympathetically designed estate of 21 homes designed and built by Hills Homes.

The three energy efficient homes are available in early August, for just £112,500 for a 30 per cent share. Buyers can buy a larger share, up to the value of 75 per cent. The homes are valued at £375,000.

The buyers will be liable for rent on the remaining share of their home, plus a monthly service charge, to be advised. See the percentage table in our media for more details of shares and prices. It will be possible for the buyer to raise their share to 100 per cent in the future.

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, a public house, popular restaurant and a highly regarded primary school. Nearby the market town of 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.

Garden Close

The estate, which is on the edge of the village, has been designed to incorporate green space and has an attenuation pond as part of a sustainable drainage system. The three shared ownership homes available are tucked away in a quiet corner of the development.

“This will be a sought after executive estate because it is in such a convenient location and has lovely houses,” said White Horse Operations Director Belinda Eastland. “It’s a rare opportunity to put down roots here for such a relatively small outlay, with the chance to increase ownership in the future. If anyone is interested in chatting through their options, particularly if they have a local connection, they are very welcome to get in touch"

Each house has underfloor heating with an air source heat pump, a large kitchen diner with stylish units, an electric oven, hob and cooker hood and a lounge with patio door to the garden. The garden is turfed and has a shed. Upstairs there is a smart modern bathroom with bath and shower over. Flooring throughout the house is included. Each home also has two parking spaces.

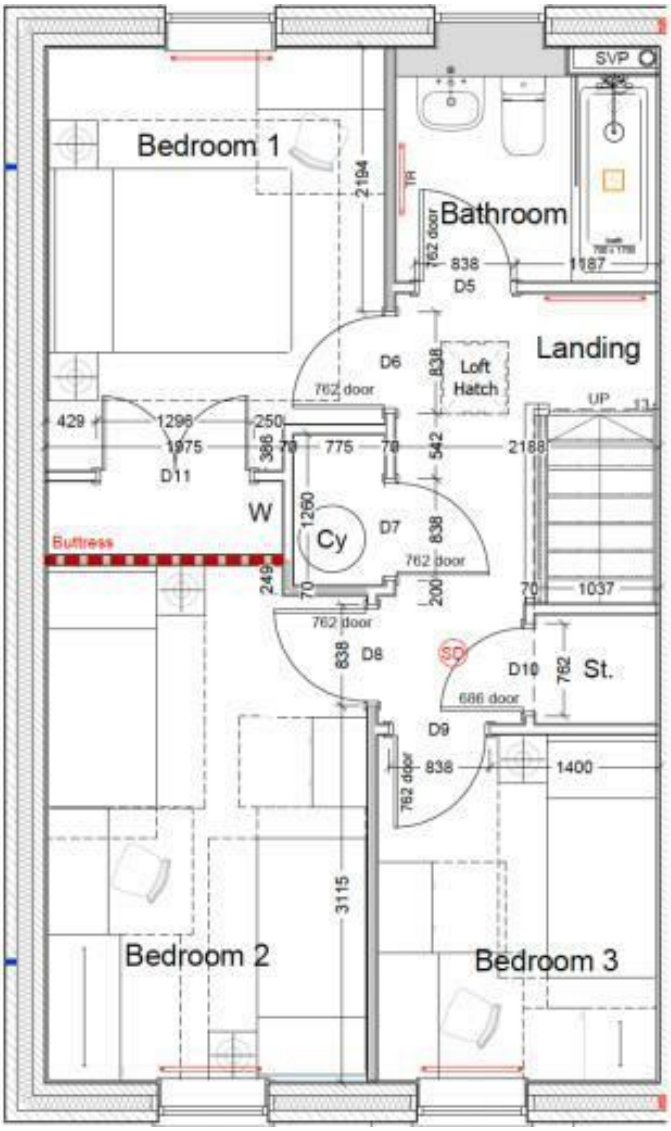
Property Information

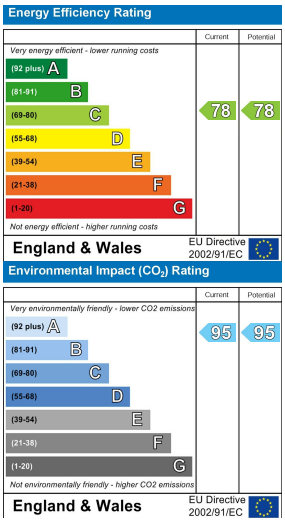
Utilities/Services - Mains Electric, Water & Drainage, Electric Air Source Heating

Wiltshire Council Tax - Awaiting Council Banding

Tenure - Leasehold see table for approximate rent based on the percentage purchased. Estate Charge - £495.62 per annum for year one

:o 75%	Full Market value is £375,000 Cost of share is	Monthly r share @ 2
	112,500	601.56
	131,250	558.59
	150,000	515.63
	168,750	472.66
	187,500	429.69
	206,250	386.71
	225,000	343.75
	243,750	301.35
	262,500	257.81
	281,250	214.84





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

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