OVER 30 YEARS OF MOVING PEOPLE

ATWELL MARTIN
ESTATE AGENTS

Garden Close, Sutton Benger

Price Guide £650,000

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 & Buying "Off Plan"

Sutton Benger, surrounded by open countryside, has a vibrant community feel and enjoys a thriving Village Church, Pub & Primary School. This dream location for many is about to boast an exclusive cul-de-sac of New Homes from the award-winning developer Hills Homes. Garden Close is an exclusive new development of just 21 beautifully crafted homes. Two, Three and Four bedroom homes have been sympathetically designed in this peaceful, rural setting. If you're considering making this beautiful corner of Wiltshire your home, you might want to explore the exciting world of purchasing off plan.

What is "off plan"?

Simply put, buying off-plan means purchasing a property before it's been built. We can arrange an under construction site visit by appointment but you'll predominantly be working from floor-plans, CGIs and specification sheets. While it might seem a little different from a traditional purchase, the benefits can be significant.

Why choose an off-plan new home in Garden Close, Sutton Benger?

Being an "Original": Buying off-plan gives you the first pick opportunity in each phase to choose the perfect location and house type within the development for you.

Modern living: Our New Homes in Garden Close are built to the highest standards, offering modern amenities, stylish designs, and energy-efficient features. Think sleek kitchens, open-plan living spaces, and sustainable technology – all contributing to a comfortable and contemporary lifestyle.

Financial advantages: Buying off-plan can be a smart financial move. You often secure a price at an early stage, protecting you from potential price increases during construction.

No onward chain hassle: Buying a new build property eliminates the complexities of dealing with a seller and their onward chain. This can streamline the purchasing process and reduce stress.

Peace of mind with warranties: We offer a Ten Year NHBC New Homes warranty. This provides peace of mind and protects your investment.

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.

The Foxley

Offering the perfect mix of charm and modern practicality, featuring a spacious open-plan kitchen, dining and family area with French doors to the garden, and a separate living room. Upstairs, the main bedroom with en-suite is complemented by three further bedrooms, and a sleek family bathroom - creating a comfortable, well-balanced home for modern family life. Available on Plots Two & Three

Room Dimensions

With approximate maximum measurements as follows;
Kitchen 6.90 x 3.03m
Laundry Room 1.77 x 1.70m
Garden Room 3.20 x 2.93m
Lounge 4.40 x 4.15m
Principle Bedroom 4.40 x 4.21m
Second Bedroom 4.24 x 3.96m
Third Bedroom 3.96 x 3.05m
Fourth Bedroom 3.43 x 3.05m

Total approximate size 133 m2 plus the integral garage 156 m2 (1,432 sq ft plus the integral garage 1,685 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

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

chippenham@atwellmartin.co.uk

Tel: 01249 447777