







## 18 Cowley Way, Chippenham, SN15 4SD

## Price Guide £485,000

A well-presented four-bedroom detached home occupying a generous corner plot within a pleasant cul-de-sac in the popular village of Sutton Benger. The property offers spacious and versatile accommodation, generous gardens to the front, rear and side, a substantial patio seating area, together with a detached double garage and driveway parking for at least three vehicles. Conveniently positioned for access to the M4, Chippenham's mainline railway station and the amenities within the village, this is an appealing home for families seeking space both inside and out.

## Cowley Way

The accommodation begins with an entrance hallway featuring wood flooring, a useful storage cupboard and stairs rising to the first floor. Doors lead to the downstairs toilet, sitting room and kitchen/dining room.

The sitting room is a comfortable "L-Shaped" reception space with wood flooring, a window to the front and patio doors opening directly onto the rear garden. A further door leads through to the dining area, providing flexibility for family living.

The re-fitted kitchen/dining room is a particularly useful space, with windows to the front, patio doors to the rear and an additional door opening onto the side patio. There is ample room for a family-sized dining table and chairs, alongside a range of wall and floor-mounted units incorporating a sink and drainer, electric hob with extractor, integrated microwave, separate electric oven and integrated dishwasher. Space is also provided for a fridge freezer.

To the first floor, the landing has a window overlooking the rear garden, a storage cupboard and an airing cupboard, with doors leading to all four bedrooms and the wet room.

Bedroom one is a generous double bedroom with windows to the front and side, enjoying a pleasant dual aspect. Bedroom two is a further double bedroom positioned to the front, while bedroom three is another double room to the rear, with windows to the side and rear. Bedroom four overlooks the garden and would make an ideal single bedroom, home office or study.

The wet room is fitted with tiled walls, a walk-in shower, wash hand basin and toilet.

Outside, the property benefits from generous gardens on three sides, taking full advantage of its corner position. The rear garden is predominantly laid to lawn, with sleeper-edged borders containing established plants, trees and shrubs. Further features include a garden pond and raised beds. To the side, a substantial paved patio provides an excellent space for outdoor dining, seating and entertaining.

At the front, a paved driveway provides parking for at least three vehicles and leads to the detached double garage, which benefits from an up-and-over door, power and lighting.

Sutton Benger is a popular village on the outskirts of Chippenham, offering a village pub and primary school, with further shopping and leisure facilities available in Chippenham. The location is well placed for access to the M4 motorway and Chippenham's mainline railway station, providing convenient connections for commuters.

## Tenure

We are advised by the .gov website that the property is Freehold.

## Council Tax

We are advised by the .gov website that the property is band E.


























HOME













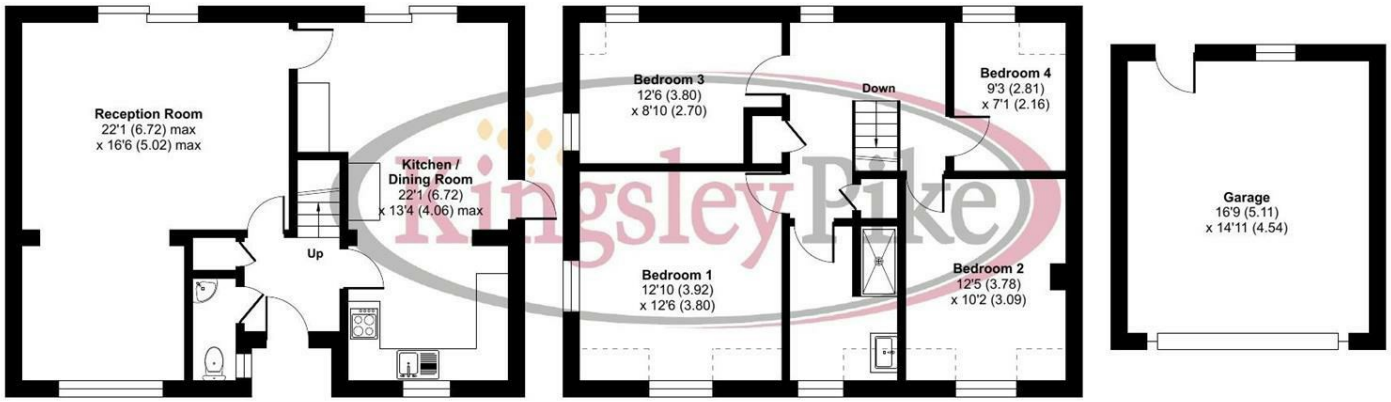


# Floor Plan

## Cowley Way, Sutton Benger, Chippenham, SN15

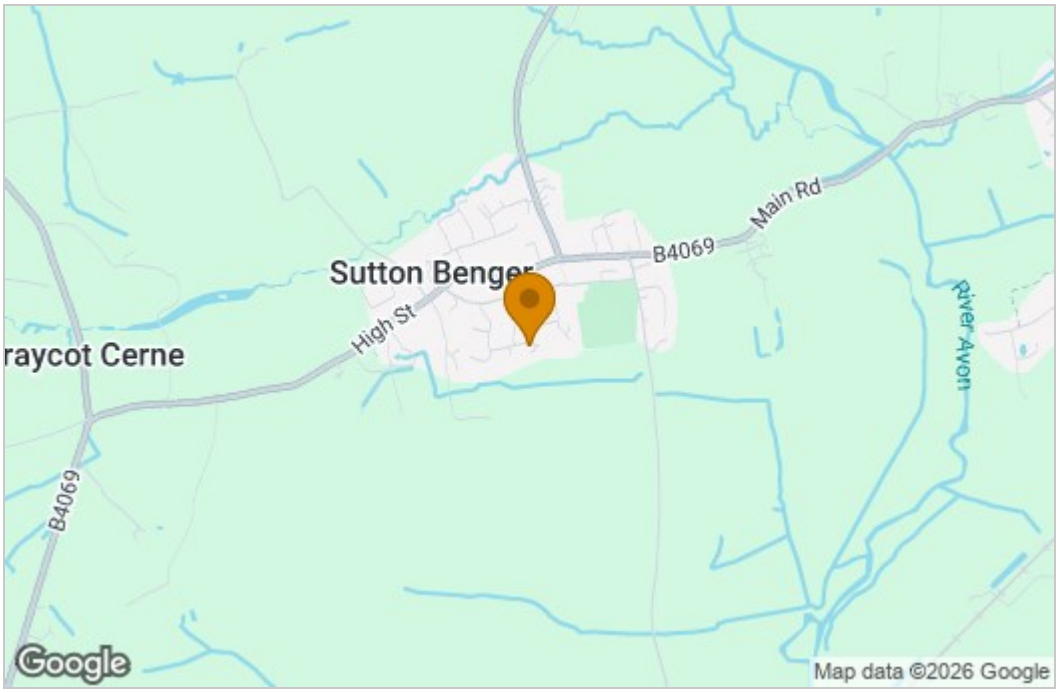
Approximate Area = 1254 sq ft / 116.5 sq m
Limited Use Area(s) = 46 sq ft / 4.2 sq m
Garage = 250 sq ft / 23.2 sq m
Total = 1550 sq ft / 143.9 sq m
For identification only - Not to scale

Denotes restricted head height

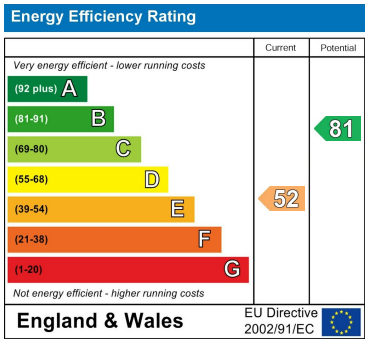


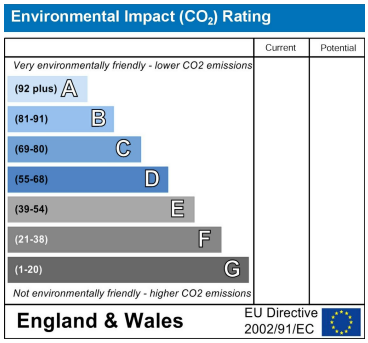

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Kingsley Pike. REF: 1538952

# Area Map




# Energy Efficiency Graph




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