



22 High Street, Chippenham, SN15 4RF

£365,000

Located in the charming village of Sutton Benger, this delightful Grade II listed semi-detached cottage on the High Street offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. Further comprising; sitting/dining room, characterful modern kitchen, utility/bathroom and first floor shower room. With a generous well stocked garden including bespoke workshop/store, green house, raised beds and gateway to two side by side parking spaces. **RE ROOFED IN 2025**

22 High Street

Upon entering, you are welcomed into a spacious reception room with areas for living and dining. The double glazed windows with stone mullion surrounds are accompanied by a charming window seat. The AGA wood burner set off by a slate hearth and Oak mantle a doorway leads to the utility/bathroom and steps lead in to the kitchen.

The kitchen has been replaced whilst remaining in keeping with the home. It offers a stone tiled floor with range of floor and wall mounted units, Oak work surfaces, Belfast style sink, integral dishwasher, double electric oven, induction hob and extractor fan. Rear door leads to the garden.

The remaining room on the ground floor is the useful utility/bathroom with space for a washing machine and tumble dryer under Oak work tops as well as bath with shower over.

Stairs lead to the first floor. Bedroom one to the rear overlooks the garden offering built in wardrobes and loft access. Bedroom two at the front (a further double) also benefits from built in wardrobes.

The shower room comprises; wash hand basin, toilet, towel radiator, shower cubicle and extractor fan.

A particular highlight is the well loved and cared for cottage garden with areas of patio and lawn, raised beds, green house, bespoke workshop with store and gated access to the front and to the two parking spaces.

The current owners have had the home re roofed in 2025 along with a number of other upgrades since purchase. A much loved and cared for home ready for a new owner.

Sitting Room



Dining Area



Utility/Bathroom



Kitchen



**Landing
Bedroom One**





Bedroom Two



Shower Room



Gardens





Driveway



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 C.

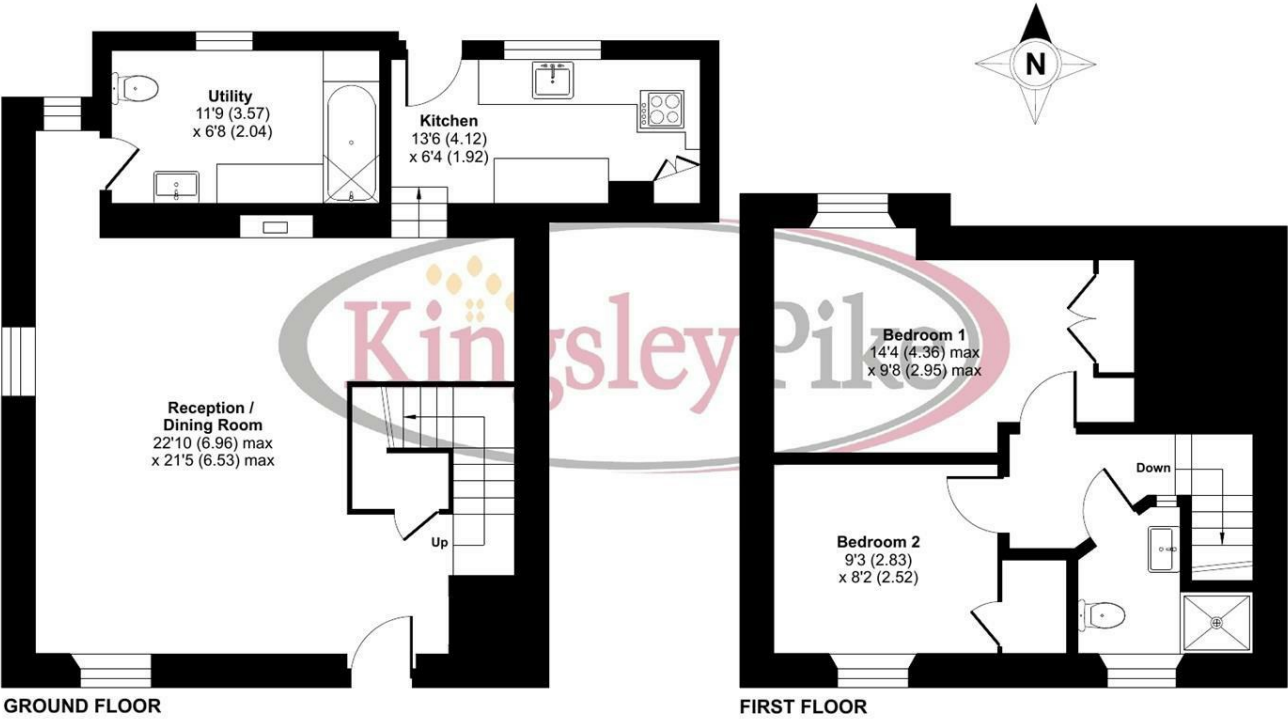
Agents Notes

There is a small strip of land/grass between the parking spaces and the rear gate that is not on the title of this home. This was the case when the current purchasers bought the property.

Floor Plan

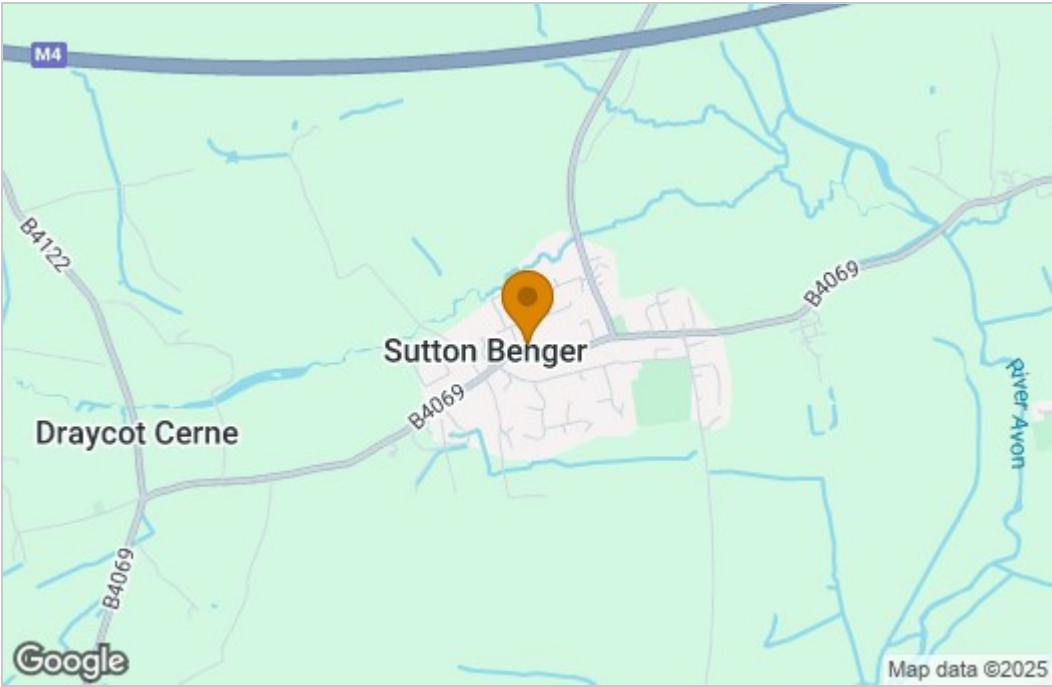
High Street, Sutton Benger, Chippenham, SN15

Approximate Area = 904 sq ft / 83.9 sq m
For identification only - Not to scale

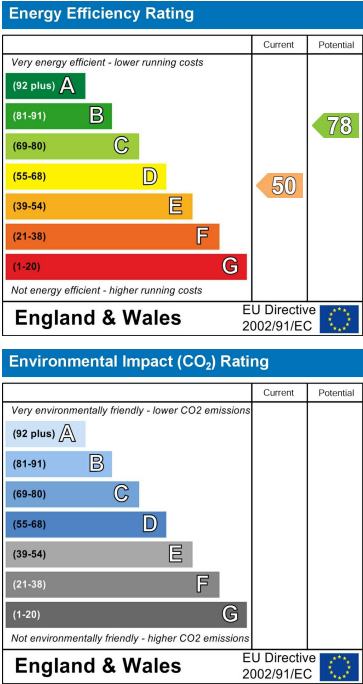


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Kingsley Pike. REF: 1267860

Area Map



Energy Efficiency Graph



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63 New Road, Chippenham, Wiltshire, SN15 1ES
Tel: 01249 464844 Email: sales@kingsleypike.co.uk <https://www.kingsleypike.co.uk>