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PROPERTY MADE PERSONAL



Britains Close, Sutton Benger, Chippenham, Wiltshire, SN15 4TU

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Key Features



4
Bedrooms



3
Bathrooms



2
Receptions

- Beautifully proportioned detached house with views across the Green
- Welcoming hallway with good storage
- Double aspect sitting room with double doors into the garden
- Spacious kitchen-diner-family room
- Adjacent utility room
- Good sized bedrooms, bedroom 1 and 2 with en-suite shower rooms
- Low maintenance garden with space behind the garage for a shed
- EPC: B

About the property

In an enviable position, this generously proportioned house overlooks The Green, and is at the end of a no through road.

The house is faced with an elegant porch which could provide seating for taking off shoes and boots or perfect for storing logs. Approaching into the hallway with patterned tiled flooring, there is a downstairs cloakroom, a coat cupboard and stairs rising to the first floor.

The sitting room has a dual aspect with double doors ready to throw open into the garden; a polished cast fireplace provides a charming focal point. The study/playroom/teenage den has a bay window overlooking the side of the house.

The hub of this home is the beautifully appointed kitchen-dining room into which light pours from double doors into the garden. The kitchen has plenty of working surfaces, storage and integrated appliances which include a double fridge and freezer, double oven and dishwasher. Adjacent is a large utility room with a door into the garden.

A spacious landing opens onto four bedrooms, with the principal bedroom and bedroom two having en-suite shower rooms. The principal room also has a dressing area. The family bathroom has both a bath and shower.

Outside there is ample parking for several cars, both in front of the

double garage and in front of the house. The back garden is in a T shape with space to hide a shed behind the garage, completely private and with high walls it has artificial lawn and a hardwood deck to keep it low maintenance. The garage can be accessed from the garden.

Amenities

The village of Sutton Benger. A small community in the Vale of Dauntsey. A pin in the map where the North Wiltshire countryside and rolling Cotswolds are bisected by the M4. And a location that opens up a world of opportunities...

Sutton Benger wants for little. The local, The Wellesley Arms, provides good beer and good food with a warm welcome and glowing reviews. While the village restaurant, La Flambé, has long built its excellent name on its sophisticated French menu in an unhurried atmosphere.

At the heart of the village, the Grade II listed All Saints Church provides an insight into local history, dating back to the 12th Century. Just over the way, a quick stroll down Bell Lane, Sutton Benger School provides a primary education to 140 children during term time.

For more day-to-day activities, a village hall and doctor's surgery are at hand. Amenities that ensure the village remains a lively, supportive community that continues to grow

So much lies just beyond Sutton Benger.

Westonbirt, the National Arboretum, is an enriching year-round experience. Get wonderfully lost in its towering maze of native and exotic trees as you connect with nature and admire the seasonal shifts in colour.

Not far from this leafy escape is Malmesbury, a historic market town with a thriving artisan scene. As you nip in and out of the high street's independent shops and cafes, you'll notice the 12th Century Malmesbury Abbey and the Abbey House Gardens. Straddling the River Avon, these grounds provide a shock of colour as thousands of flowers bloom.

The area's cultural diversity is best encapsulated by the annual WOMAD festival. Held in Charlton Park at the height of summer, the event celebrates music, food and arts from around the world, providing attendees with a truly enlightening experience.

Your nearest town is Chippenham. This lively market town provides all



the everyday amenities you can think of, with a range of supermarkets, doctors' surgeries, schools and a mainline train station that serves London in just over an hour.

For bright lights, big names and wider employment opportunities, Bristol, Bath and Swindon are accessed with ease from the M4. Three cities with very different energies, all making a diverse and culturally significant contribution to the South West.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

From our office in Church Street, Tetbury at the roundabout take the third exit onto the Market Place. Follow the B4014 into Malmesbury, at the first roundabout take the second exit onto the A429. At the next roundabout take the second exit and stay on the A429.

Next roundabout take the 2nd exit signposted Chippenham. Turn left onto Grange Lane and follow this road for approximately four miles and then turn right onto the Seagry Road. Turn right onto the B4069 which leads you onto the High Street. Turn right into Heath Avenue, turn right into Britains Close and continue until the end of the road, turn left and the house can be found at the end of the cul-de-sac.

What 3 Words: [///headsets,payer,stubborn](https://www.what3words.com/#!/headsets,payer,stubborn)

Services & Tenure

The tenure is Freehold. Mains water, drainage, electricity, and oil are connected.

Local Authority

Wiltshire Council

Council Tax Band: G

Our reference

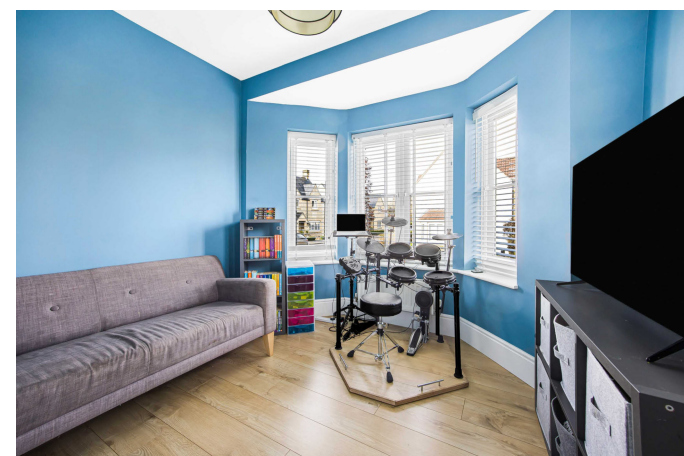
TET/HP/RN/24012025

We'd love to hear from you

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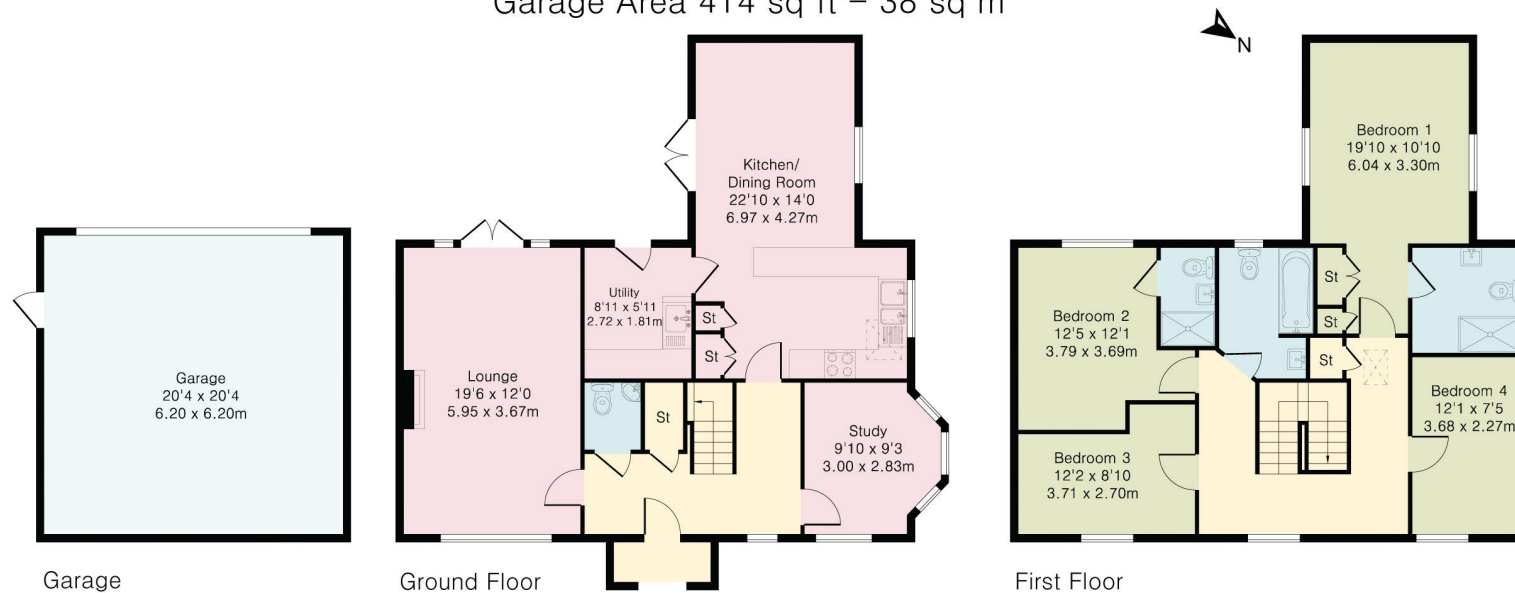


Approximate Gross Internal Area 2067 sq ft - 191 sq m

Ground Floor Area 833 sq ft – 77 sq m

First Floor Area 820 sq ft – 76 sq m

Garage Area 414 sq ft – 38 sq m



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

