



60 High Street, Sutton Benger, Chippenham, Wiltshire, SN15 4RL

Well-presented detached bungalow
Completely refurbished and updated
Stylish parapet extension
3 bedrooms
Bathroom and en-suite
Kitchen/diner with bi-folds
Living room with wood burner
Sunny wrap around gardens
Ample parking and double garage
No onward chain

Approximately 1,145 sq ft



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Price Guide: £530,000

‘Tucked down a private lane, a beautifully finished detached bungalow’



The Property

This individual detached bungalow is discreetly tucked away down a private lane in the popular village of Sutton Benger. Originally constructed in 1938 with stone mullion windows, the property has been completely refurbished and extended into a stylish, modern and comfortable home. In addition, the property has been completely re-wired, had a new economic boiler installed (located in the garage) and also upgraded with a new pressurised hot water system. The immaculately presented accommodation extends in all to 1,145 sq.ft. The principal accommodation includes an entrance hall with excellent built-in storage, a living room with new wood burner and a superb kitchen/dining room with bi-fold doors connecting the living space to the garden. Adjoining the kitchen there is a useful utility room. In addition, there are three double bedrooms, a family bathroom with shower over bath,

while the principal bedroom has a fitted wardrobe and en-suite shower room. Accessed via a drop down ladder from the entrance hall, there is a useful large loft which has had new floor joists and been entirely boarded and fully insulated.

Externally, there are two parking bays providing private parking for at least four cars. The first parking bay adjoins the pretty front lawn garden while there is another gravelled parking area to the side in front of the double garage. The double garage has electricity and eaves storage above. A useful rear door beside the garage accesses a covered side passage which enters into the kitchen for convenience. The principal garden is arranged to the rear and side and has been well-landscaped as a sunny patio terrace ideal for low maintenance with raised timber planters and a handcrafted seating area.

Situation

Sutton Benger is a sought-after North Wiltshire village very well-located for road networks to London and the South West. Sutton Benger has two pubs, a post office store, restaurant and popular primary school. The property is well positioned for easy level walking distance to these amenities with the post office just 120m away while a charming footpath leads across a small paddock to the well-regarded La Flambe restaurant only 100m away. In the opposite direction, the footpath continues for a beautiful country walk along the river Avon. Nearby Chippenham is less than 10 minutes drive away and has further facilities including mainline railway station, Secondary schooling, town centre leisure centre and shopping, as well as a range of other amenities. Sutton Benger is ideally located for the commuter, only 5 minutes away from Junction 17 of the M4 to provide excellent access to Bath, Bristol,

Swindon and London

Tenure & Services

We understand the property is Freehold with oil fired central heating, mains drainage, water and electricity.

Directions

From the M4 take the B4122 south for two miles. Turn left signed for Sutton Benger on the B4069 and proceed into the village of Sutton Benger. Take the last left hand turn into Barrett Lane and the property down the gravelled lane on the right. Sat nav postcode SN15 4RL

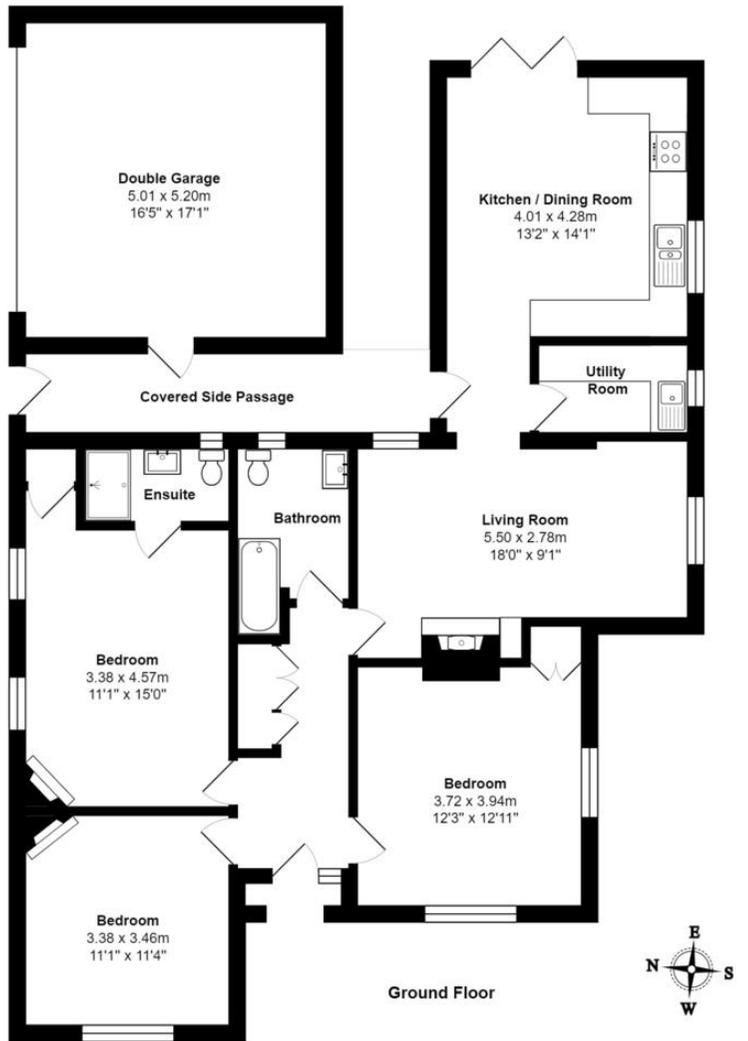
Local Authority

Wiltshire Council

Council Tax Band

D £1,985





Total Area: 106.3 m² ... 1145 ft² (excluding double garage)

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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