



JAMES PYLE<sup>Co</sup>



Paddock End, Barrett Lane, Sutton Benger, Chippenham, Wiltshire, SN15 4UZ



Family-sized detached house  
Lovely private setting backing onto fields  
4 double bedrooms, 2 bathrooms  
4 flexible reception rooms  
Handmade fitted kitchen/breakfast room  
Good-sized rear garden  
Double garage and large private driveway  
Walking distance to amenities  
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £825,000**

Approximately 1,919 sq.ft excluding double garage

‘Set down a private drive backing onto fields, this family-sized detached house offers spacious and versatile accommodation’



## The Property

Occupying a lovely setting backing onto fields positioned down a private lane away from passing traffic, this excellent family-sized detached house is equally within walking distance to village amenities. The property was constructed in 1998 alongside only two other similar detached properties. The generous accommodation is suitable for a range of needs, arranged over two floors and extending in all to over 1,900 sq.ft.

The ground floor configuration offers four flexible reception rooms centred around a spacious entrance hall, plus a kitchen/breakfast room. On the first floor, there are four double bedrooms and a family bathroom. The principal bedroom suite is fitted with ample wardrobes with a dressing area and an en-suite bathroom.

There is private parking for around 4 vehicles over a block-paved driveway in front of a double garage. The garage has been recently upgraded ideal for the car enthusiast or hobbyist requiring additional space. The property is accompanied by a good-sized garden arranged at the rear and laid mostly to lawn.

## 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 a pub, restaurant and popular primary school. The property is well positioned for easy level walking distance to these amenities with a charming footpath leading 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

## Additional Information

The property is Freehold with oil-fired central heating, mains drainage, water and electricity. The property is located within a conservation area. Superfast broadband is available and there are some limitations to mobile phone coverage. Information taken from the

Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band G.

## Directions

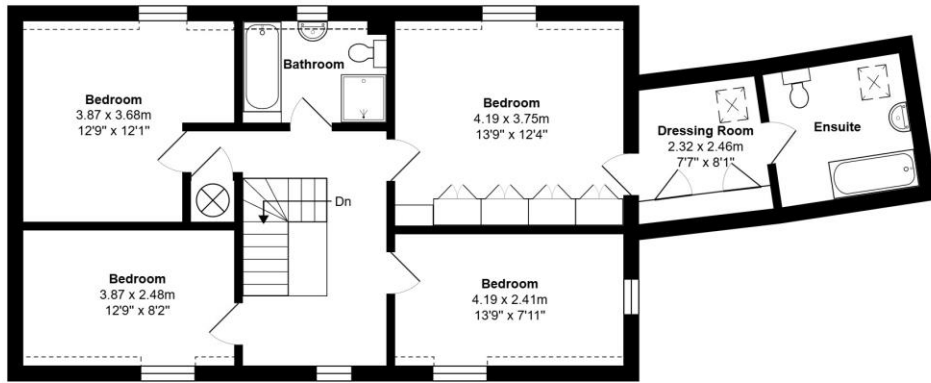
From the M4 take the B4122 south for two miles. Turn left signed for Sutton Benger on the B4069 and proceed into the village of Sutton Benger. Take the last left hand turn into Barrett Lane and find the property down the gravelled lane.

Postcode SN15 4UZ

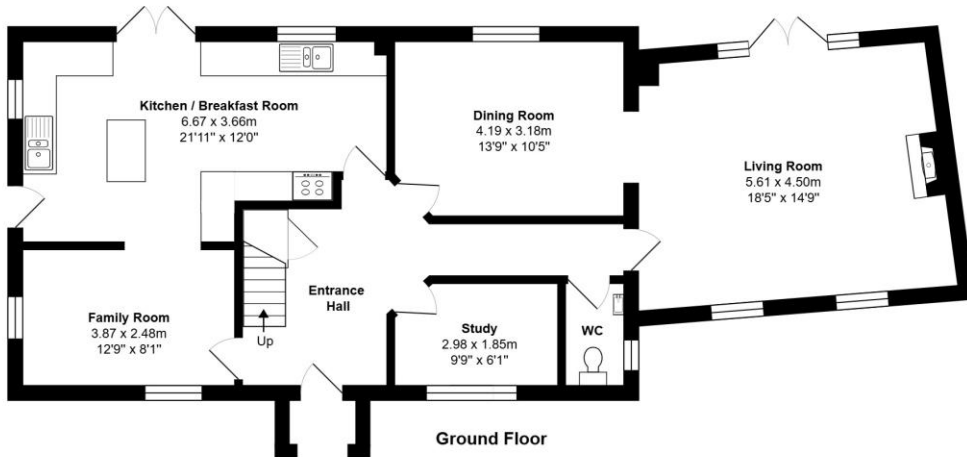
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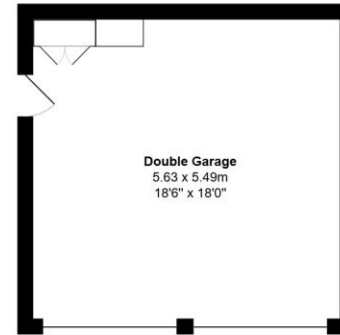




First Floor



Ground Floor



House Area: 178.3 m.sq. ... 1919 sq.ft

Total Area: 209.2 m<sup>2</sup> ... 2252 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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