



51 Chestnut Road, Sutton Benger, Chippenham, Wiltshire, SN15 4RP

Brand new individual detached house
Substantial family sized accommodation
High quality finish
Air source heat pump and underfloor heating
5 bedrooms, 4 bathrooms
Large kitchen/family room
Living room and study
Private gated parking, garage and EV charger
Village location near amenities
Chain free



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £945,000

Approximately 3,212 sq.ft.

‘A brand-new detached executive house finished to an exceptional quality throughout complete with outbuildings’

The Property

This impressive brand-new individually built detached executive house has been superbly designed and finished to an exceptional quality. Situated within the popular village of Sutton Benger, the property sits within a good-sized plot accompanied by useful outbuildings/garaging. The substantial accommodation spans over three floors and offers an excellent configuration ideal for family living. There is underfloor heating throughout the property allowing for freedom of furniture placement.

The ground floor opens to an entrance hall with under stairs storage and WC off. The dual-aspect living room features a wood-burning stove whilst there is an additional reception room across the hall. The kitchen family room is at the heart of the home, fitted with a Parlour Farm kitchen around a large breakfast bar island and integrated dishwasher, fridge/freezer, wine cooler, double oven, induction hob as well as a fitted larder with automatic lighting. Sliding doors connect the

principal accommodation to the rear garden. On the first floor, there are four bedrooms which includes the principal bedroom suite complete with an en-suite shower room. There is also a family bathroom and an en-suite to the second bedroom on the first floor. Upstairs on the second floor there is a further double bedroom with an en-suite shower room and accompanied by an additional room which could be used as a dressing room or another bedroom if required.

Enclosed by natural stone walling, a gated entrance opens to the gravelled parking area for numerous vehicles in front of the house. The detached garage has an EV charging point and a useful room over accessed by an internal staircase. The garage has power, lighting and water, and could be fully converted into ancillary accommodation subject to any necessary planning permissions. There is an additional useful stone-built outbuilding to the side of the house also with power and lighting. The L-



shaped rear garden is fully screened by timber fencing, laid predominately to lawn and patio terrace.

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, the well-regarded La Flambe restaurant and popular primary school. Beautiful countryside surrounds the village with various footpath options including country walks 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 air-source heat pump underfloor heating, mains drainage, water and electricity. Wiring provisions are in place for security cameras and a fire alarm system. There are hard wired data points in all rooms.

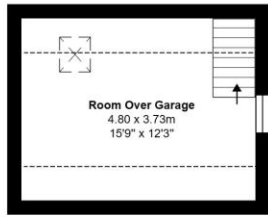
Directions

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. Proceed half way through the village and take the right hand turn onto Chestnut Road. Follow the road and locate the property directly opposite the school. Postcode SN15 4RP. What3words: ///casino.purely.revamped

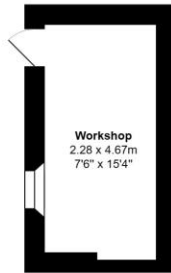
Local Authority

Wiltshire Council. Council Tax Band TBC

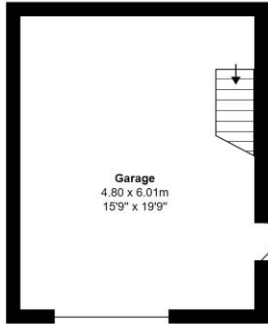




Garage First Floor



Outbuildings not shown in actual location.



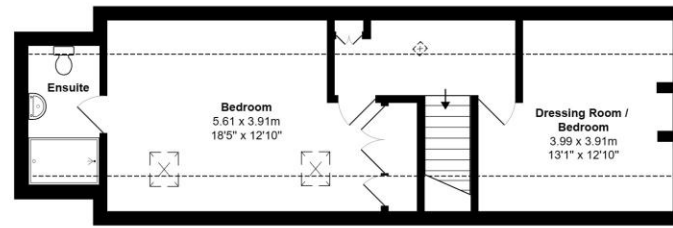
Garage



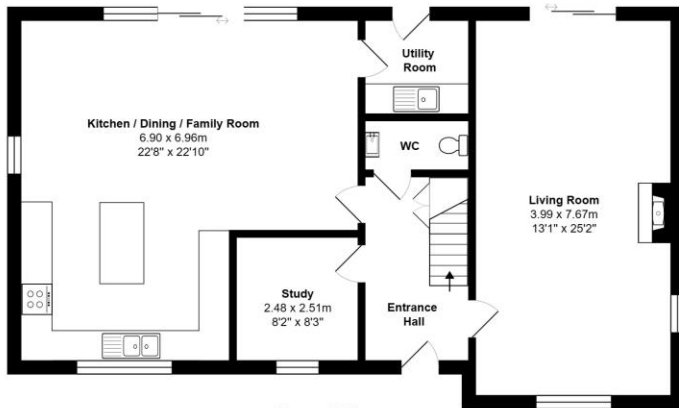
House Area: 240.8 m.sq ... 2592 sq.ft

Total Area: 298.4 m² ... 3212 ft²

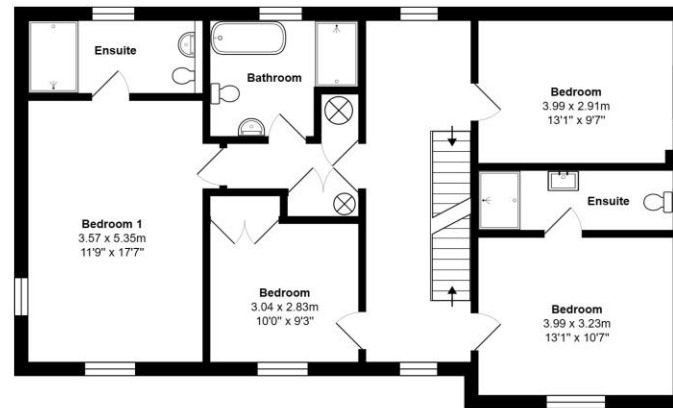
All measurements are approximate and for display purposes only



Second Floor



Ground Floor



First Floor



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (102 plus) | A | | |
| (91-101) | B | | 85 |
| (89-90) | C | 80 | |
| (55-88) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Mid energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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