

33 Barrington Court, Sutton Benger, Chippenham, Wiltshire, SN15 4TY

Detached family house
Tucked away at the end of a private drive
4 bedrooms, 2 bathrooms
Large kitchen/family room
Living room with bay-window
Generous parking for numerous cars
Garage with power
Pretty rear garden
Easy walking distance to amenities



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £575,000

Approximately 1,328 sq.ft excluding garage

‘Tucked away at the end of a private drive, this immaculate detached family house offers ample parking for many cars plus a garage’



The Property

This stylish detached house is immaculately presented and positioned at the very end of a private, no-through lane. Situated within the desirable village of Sutton Benger, the property is located within easy level walking distance to amenities. Built in 2016 by Redrow Homes, the well-appointed accommodation offers a fantastic configuration coupled with generous private parking and a garage.

Internally, the accommodation is beautifully presented and ready to move into extending to around 1,328 sq.ft. The ground floor is accessed through an entrance hall with a WC off whilst there is excellent storage located under the stairs. A living room lies to the front with a charming bay window and electric feature fireplace. The kitchen/family room is at the heart of the home, spanning 25ft with sliding doors leading to the garden. The kitchen is well-equipped with a range of integrated appliances including an oven, microwave, fridge/freezer, a newly updated

dishwasher and ceramic hob. Adjoining the kitchen there is a utility room with convenient side access in from the driveway. On the first floor, there are four bedrooms, two of which with fitted wardrobes. There is separate family bathroom as well as an en-suite shower room to the principal bedroom.

Tucked away at the end of the private drive, number 33 has the excellent benefit of ample private parking for numerous vehicles, which is a rarity for the development. The parking is located both in front of the house and the long tandem driveway leading to the garage. The garage has power connected and eaves storage above. The pretty rear garden has been thoughtfully landscaped within a traditional English style of box hedges, rose bushes, and hydrangeas, beside a delightful summer house.

Situation

Barrington Court is part of a village

development located in the sought after North Wiltshire village of Sutton Benger and is pleasantly laid out with a mixture of stylish homes, large open spaces and greens. Sutton Benger has a pub, a popular restaurant and popular primary school which are all within easy walking distance. Nearby Chippenham is less than 10 minutes drive away and has further facilities including mainline railway station, secondary schooling, 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. There is an annual service charge of £220.15 (plus VAT, 2023-24) contributing to the maintenance of the communal areas within the development. Cat 6 cabling has been

installed. Ultrafast broadband is available and there are some limitations on mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band E.

Directions

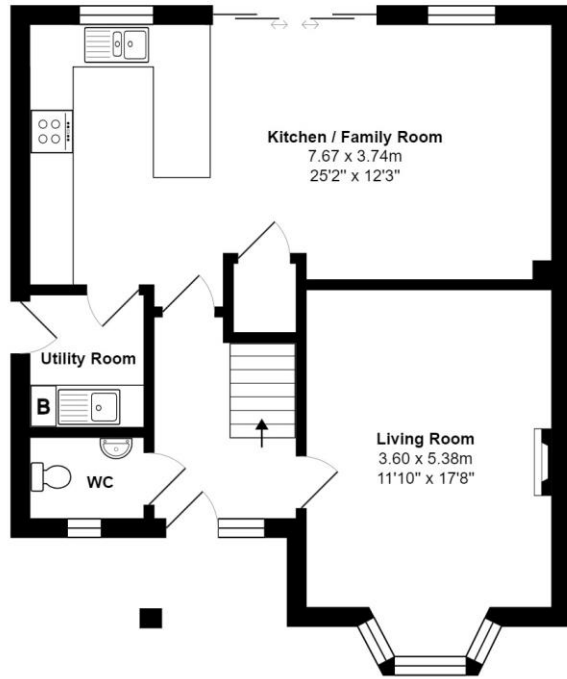
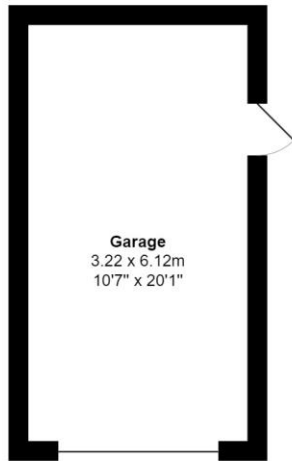
From the M4 (Junction 17) take the B4122 signed for Sutton Benger. After 1.5 miles, turn left onto the B4069 and continue into the village of Sutton Benger and take the second left into Heath Avenue. Turn first right passing the Green and then take the second left into Barrington Court. Continue bearing around and join onto the last private lane to locate the property as the very last one on the left.

Postcode SN15 4TY

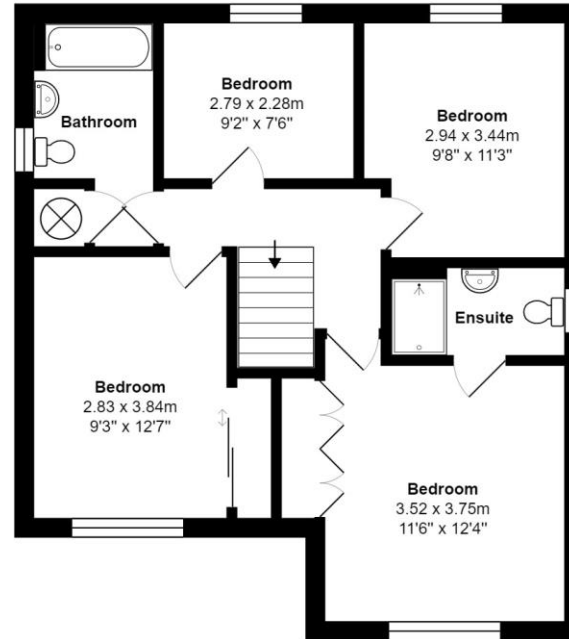
What3words:

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Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Total Area: 123.4 m² ... 1328 ft² (excluding garage)

All measurements are approximate and for display purposes only

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