



JAMES PYLE^{Co.}

1 Heath Avenue, Sutton Benger, Chippenham, Wiltshire, SN15 4TH

Cotswold stone detached modern house
Immaculate accommodation
3 bedrooms
Open plan kitchen/dining room
Dual-aspect living room
Bathroom and en-suite
Tandem driveway and garage
Sunny garden
EPC rating A



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Guide Price: £450,000

Approximately 1,017 sq.ft excluding garage



‘Occupying a lovely position with a sunny rear garden, this Cotswold stone detached 3 bedroom house is immaculately presented’

The Property

1 Heath Avenue is an immaculately presented detached house located on this popular residential development in the centre of the village of Sutton Benger. Built in 2016, the property occupies a prime position down a tree-lined road with an uninterrupted south-westerly aspect at the rear and close proximity to a large open communal green.

The accommodation is arranged over two floors and extends in all to 1,017 sq.ft. The ground floor comprises an entrance hall with WC off, dual-aspect living room and an excellent open plan kitchen/dining room with patio doors to the garden. The kitchen is fitted with white units and integrated appliances. On the first floor there are three bedrooms, the principle with fitted wardrobes and an en-suite, and a family bathroom.

The sunny garden has a good degree of privacy and security mostly laid to lawn with a

seating terrace. There is a long tandem driveway providing private parking for several cars in front of the garage which has power connected. The property has the benefit of solar panels on a feed-in tariff.

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. There is an annual service charge of £268 contributing to the maintenance of the communal areas within the development. Ultrafast broadband is available and there is good mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band D.

Directions

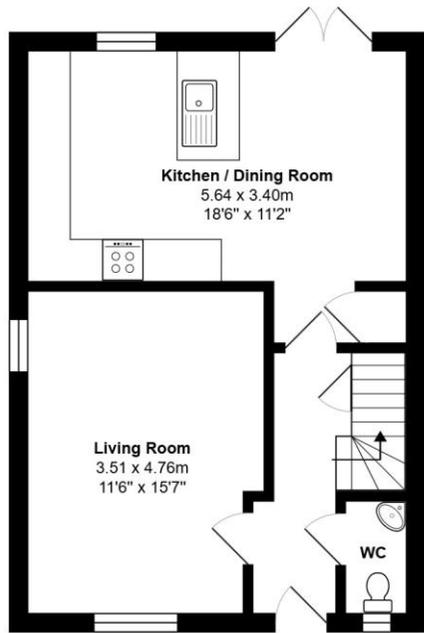
From the M4 (Junction 17) take the B4122 signed for Sutton Benger. After 1.5 miles, turn

left onto the B4069 and continue into the village of Sutton Benger and take the second left into Heath Avenue. The property is located on the left hand side.

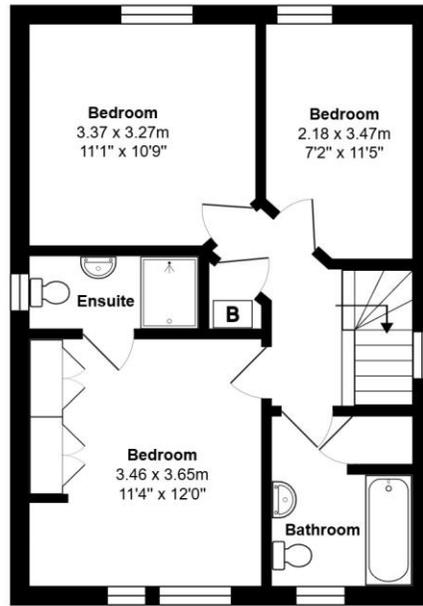
Postcode SN15 4TH

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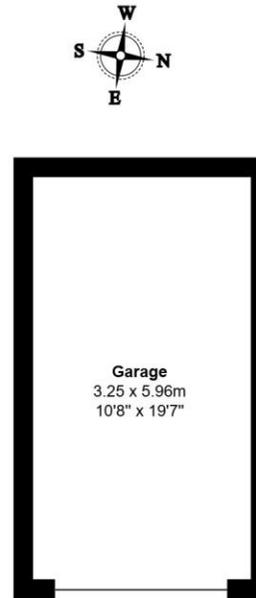




Ground Floor



First Floor



Total Area: 94.4 m² ... 1017 ft² (excluding garage)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		94
(81-91) B	92	
(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	



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