



**Fern House, 5 Arms Gardens, Sutton Benger, Wiltshire, SN15 4FF**

Superbly appointed detached house  
2021 built by Stonewood Homes  
Lovely position overlooking fields  
Energy efficient with air-source pump heating  
and PV panels  
4 double bedrooms, 2 bathrooms  
2 reception rooms  
Impressive open plan kitchen/family room  
Double garage and private parking  
Manageable, secure garden  
No onward chain



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## Price Guide: £850,000

Approximately 1,984 sq.ft excluding double garage

‘Built in 2021, this superbly appointed detached house occupies a fantastic position overlooking fields whilst offering immaculate, energy efficient and generously proportioned accommodation’



### The Property

Enjoying a prime position overlooking a field opposite, Fern House is an impressive modern detached house built by the highly regarded Stonewood Homes in 2021 as part of a small select development comprising only 8 similar homes hidden down a no-through road. This impressive, immaculate property is superbly appointed having been completed to very high standards both inside and out, creating in all a highly efficient family home boasting air source underfloor heating, solar panels, smart lighting and automatic blinds. The property is constructed of attractive natural Cotswold stone and offers excellent accommodation which is larger on the ground floor with a useful link to its double garage. The accommodation spans to some 1,984 sq.ft over two floors.

The ground floor opens to a spacious central entrance hall with a galleried staircase above. There are two reception rooms including a front study, and a living room complete with a

wood-burning stove and double doors flowing to the kitchen/family room. The kitchen/family room is a very impressive room and is the heart of the home incorporating a sitting area, dining area, and kitchen, and bi-fold doors spilling out to the garden. The kitchen has been generously equipped with integrated appliances including a dishwasher, fridge/freezer, Quooker hot water tap, Range cooker with induction hob, and a fitted larder cupboard. The ground floor benefits from underfloor heating throughout. There is a separate utility, downstairs WC and storage cupboards. On the first floor, there are four double bedrooms around the galleried landing. The family bathroom has a shower over the bath and the main bedroom has an en-suite shower room in addition.

There is private parking provided by the driveway in addition to the double garage. The delightful easterly rear garden is fully secure bound by high stone walling, laid to lawn with a patio seating terrace adjoining the bi-fold doors.

### 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, the well-regarded La Flambe restaurant, and popular primary school. The property is well-positioned for beautiful country walks including routes 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 air-source heat pump central heating, PV panels, mains drainage, water and electricity. There is a service charge of £604 p/a contributing to the

maintenance of communal areas. 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.

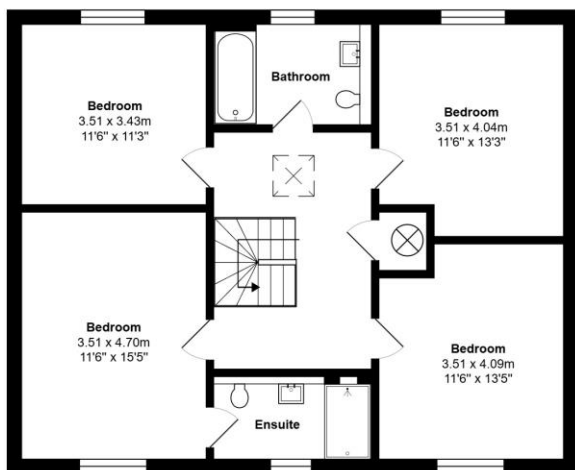
### Directions

From the M4 take the B4122 south for two miles. Turn left signed for Sutton Benger onto the B4069 and proceed into the village of Sutton Benger. Pass the Wellesley Arms pub and then take the right hand turn into Arms Gardens. Locate the property down the lane on the left hand side.

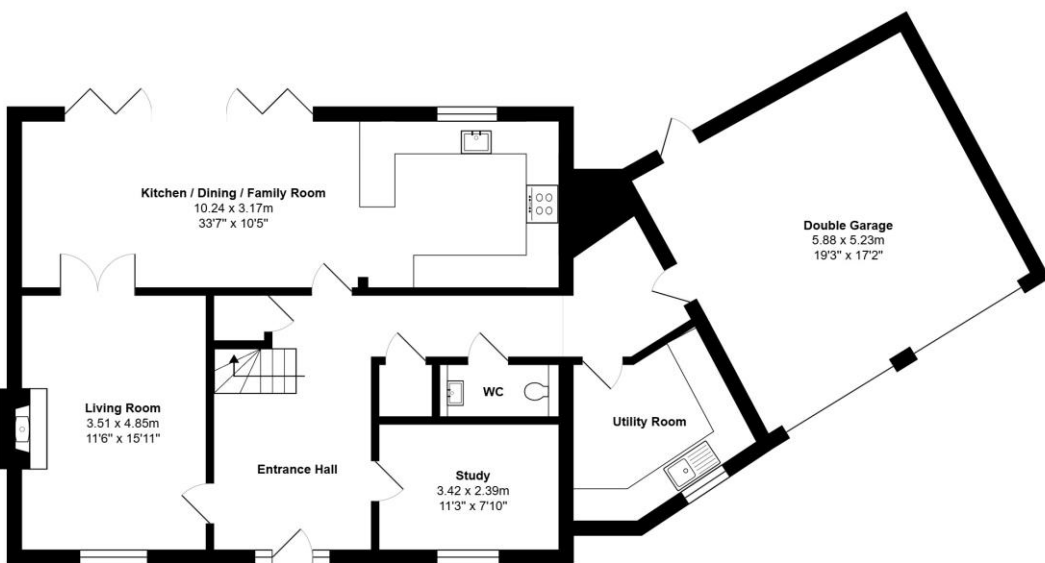
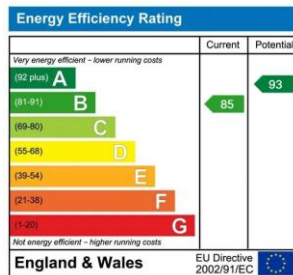
Postcode SN15 4FF

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**First Floor**



**Ground Floor**

Total Area: 184.3 m<sup>2</sup> ... 1984 ft<sup>2</sup> (excluding double garage)

All measurements are approximate and for display purposes only



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