

Cowley Way, Sutton Benger Chippenham SN15 4SD

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welcome to

Cowley Way, Sutton Benger Chippenham

Extended family home in sought-after Sutton Benger! Offering four bedrooms, a stunning garden room with bi-fold doors, a luxurious principal suite with walk-in wardrobe and en-suite, plus garage, driveway and EV charger. This deceptively spacious home must be viewed to appreciate all it has to offer



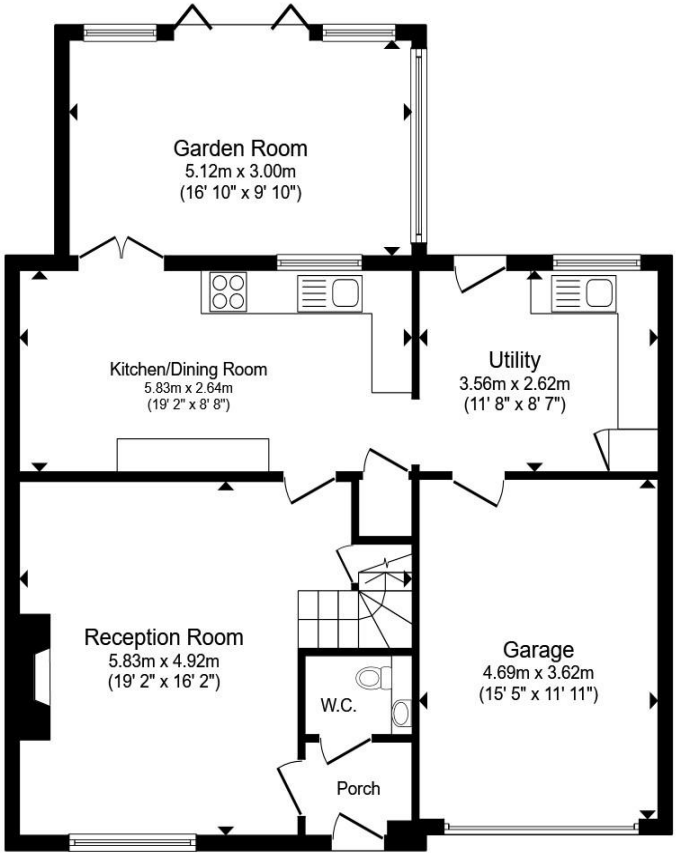




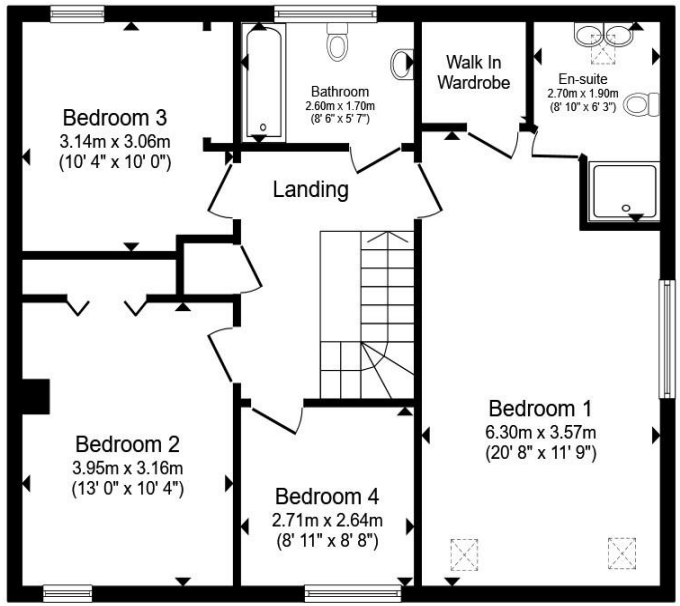








Ground Floor



First Floor

Total floor area 149.8 m² (1,613 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Location

Sutton Benger is a highly regarded North Wiltshire village that blends countryside charm with excellent everyday convenience. Located just a short distance from Chippenham, it offers a welcoming community atmosphere alongside a range of local amenities that make it a popular choice for families and commuters alike. Within the village, residents benefit from a well-respected primary school, pre-school facilities, doctors' surgery, village hall and a thriving recreation ground. Sports and leisure opportunities are plentiful, with facilities including cricket and football pitches, a children's play area, tennis courts and a multi-use games area. A variety of clubs, community groups and local events further enhance the village's strong sense of community. For dining and socialising, Sutton Benger is home to a popular village pub and a well-regarded restaurant, while regular community events and activities help create a vibrant and friendly environment. The village is particularly well placed for commuters, enjoying easy access to Junction 17 of the M4. This provides convenient links to Bristol, Bath, Swindon and beyond. Chippenham railway station is also within easy reach, offering regular mainline services to London Paddington and the South West, making Sutton Benger an ideal location for those seeking village living without compromising on connectivity.

Entrance Porch
Cloakroom
Lounge
Kitchen
Utility Room
Conservatory
Landing
Bedroom One
Walk-In Wardrobe
Ensuite
Bedroom Two
Bedroom Three
Bedroom Four
Bathroom
Rear Garden
Garage
Driveway Parking

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four-bedroom semi-detached family home
- Stunning garden room with bi-fold doors

Tenure: Freehold EPC Rating: D
Council Tax Band: D

guide price

£375,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CHP112081

The Property Ombudsman

Property Ref:
CHP112081 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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