







## Gladwyn Cottage 4 Sutton Lane, Chippenham, SN15 4RR

## £465,000

Located in the sought after village of Sutton Benger, a well presented three bedroom detached house. Sutton Benger offers excellent road links to both the M4 motorway Jct.17 and to Chippenham Town Centre with Main Line Railway serving London Paddington. The village has fantastic local amenities including Primary School, Restaurant 'La Flambe' and well regarded Public House The Wellesley. To the rear of the property there is a small courtyard area and to the front there is a garden laid to lawn which opens onto the driveway that provides two parking spaces. Further features include stripped floors, exposed brick fireplaces and wood burning stove.

## Porch

Double doors lead into porch, glazed windows to each side, further door to living room.

## Living Room



Two windows to front, fireplace with exposed brickwork, wood burner, exposed stripped floor, radiator, staircase to first floor, double doors to kitchen / diner.









## Kitchen / Diner



Two windows, wood work tops, Belfast sink with grooved drainer, ornate recessed arch with space for Range Style Cooker, plumbing and space for dishwasher, central island with wood top and cupboards under, door to utility.







## Utility Room



Window, Stable door to courtyard, further door to cloakroom, plumbing and space for washing machine, wood work top with grooved drainer and inset Belfast sink, space for fridge/freezer, flagstone flooring.

## Cloakroom



Window, W.C, radiator, flagstone floor.

## Landing

Window, access to loft, window.

## Bedroom One



Two windows, radiator.

## Bedroom Two



Window, radiator, built in cupboard.



## Bedroom Three



Window, radiator, built in cupboard.

## Bathroom



Window, free standing claw foot, double ended roll top bath, walk in shower, hand basin, W.C, radiator.

## Outside

### Rear
To the rear there is a courtyard with covered area and side access to the front.

### Front
Front garden with lawn, flower beds and borders, tap and path.

### Driveway
Providing off road parking for two cars.

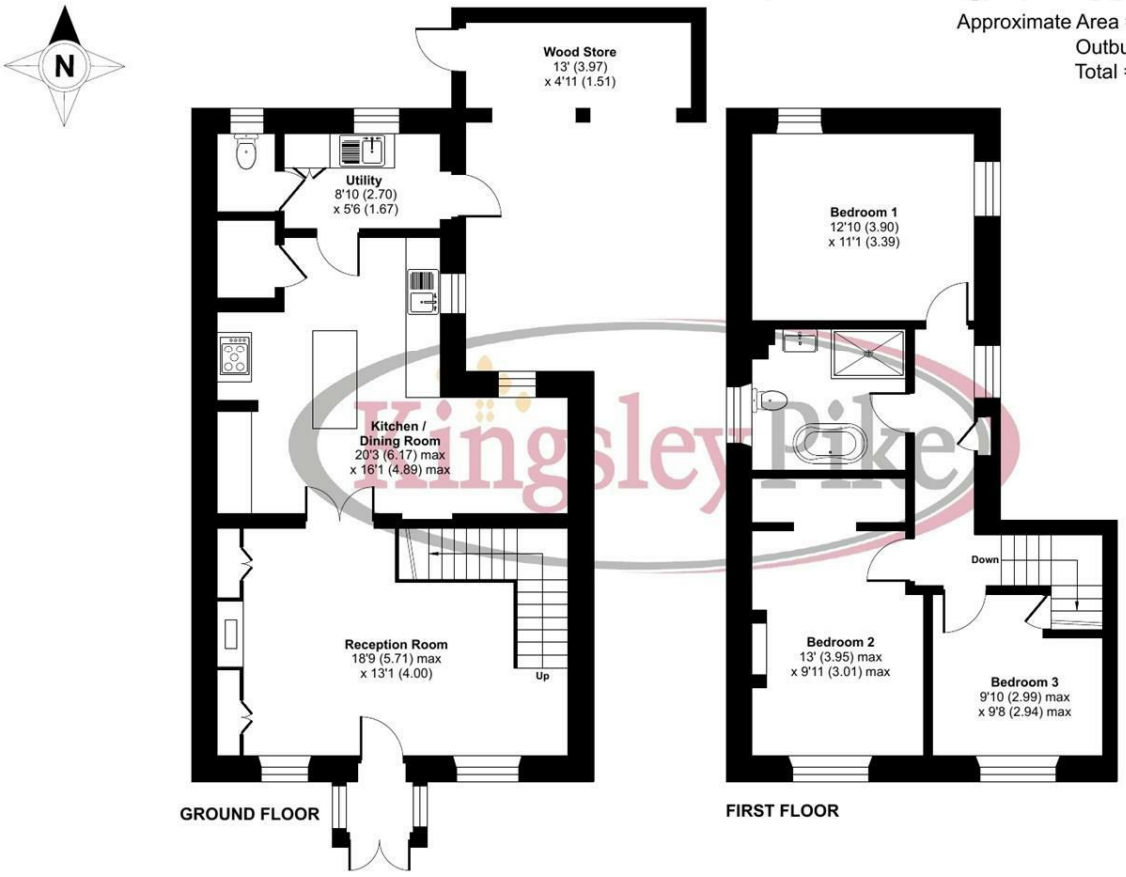
### Tenure
GOV.UK advise the property is Freehold.

### Council Tax Band
GOV.UK advise Council Tax Band E.

# Floor Plan

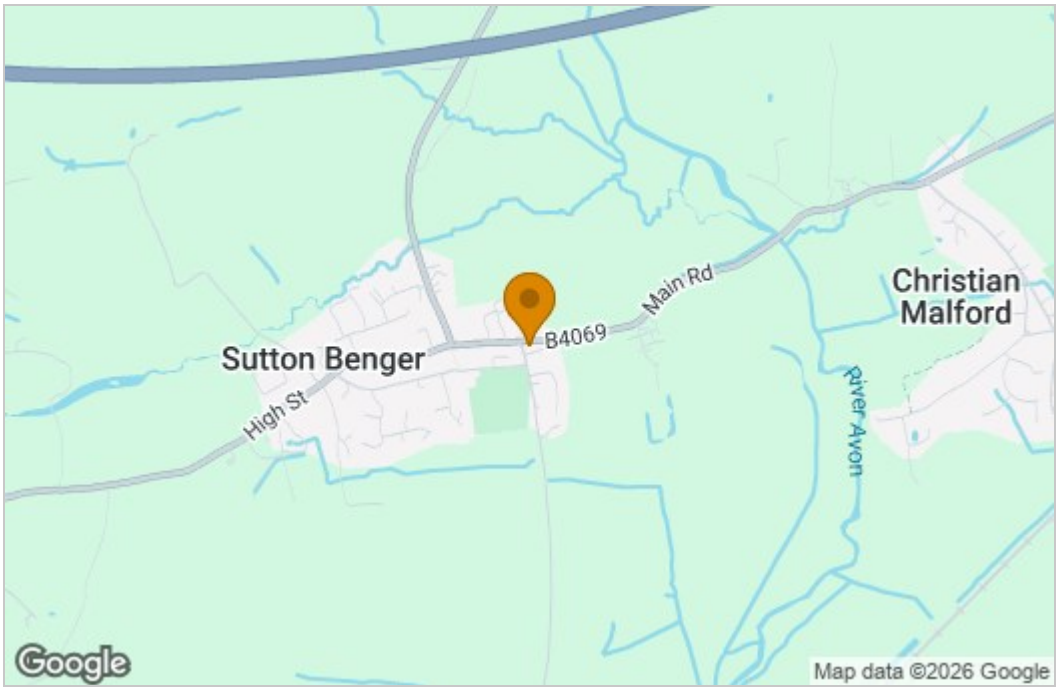
## Sutton Lane, Sutton Benger, Chippenham, SN15

Approximate Area = 1186 sq ft / 110.1 sq m
Outbuilding = 65 sq ft / 6 sq m
Total = 1251 sq ft / 116.1 sq m
For identification only - Not to scale

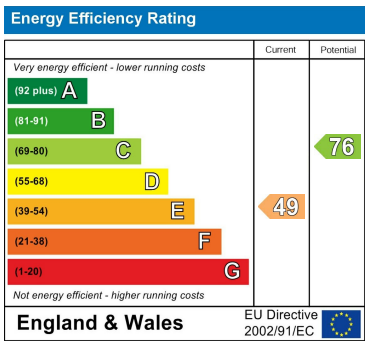


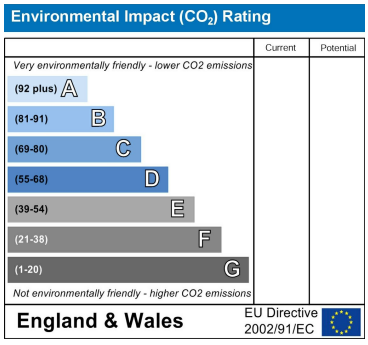

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Kingsley Pike. REF: 1304876

# Area Map




# Energy Efficiency Graph




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