







18 Westlake Place, Sutton Benger, Chippenham, SN15 4SH

£500,000

Located within the sought after village of Sutton Benger, a well presented four bedroom detached home situated within a cul de sac. The village offers a good range of facilities including Primary School, restaurant and public house and provides good road links to the M4 motorway Jct.17 and also Chippenham with main line rail station to London Paddington. To the rear of the property there is an enclosed garden with lawn and patio area, to the front there is a driveway providing off road parking and access to the garage.

Entrance Hallway

Front door leads into entrance with double glazed window to the side.

Cloakroom



Double glazed window, W.C, hand basin, radiator, plumbing and space for washing machine and tumble dryer.

Open Plan Living / Kitchen





Double glazed window, fireplace, radiator, stairs.







Modern Fitted Kitchen

Two sets of double glazed French doors to rear, work tops with a range of cupboards and drawers, space for cooker, cooker hood, water softener, space for fridge/freezer, integrated dishwasher, under stairs cupboard.

Living Room



Double glazed window, radiator.

Study



Double glazed window, radiator.

Landing



Double glazed window, access to loft, radiator.

Bedroom One



Double glazed window, radiator.

Bedroom Two



Double glazed window, radiator.

Dressing Room



Built in wardrobes, radiator.

Bedroom Three



Double glazed window, radiator.

En Suite



Double glazed window, walk in shower, W.C, hand basin with cupboard under, radiator.

Bedroom Four



Double glazed window, radiator.

Bathroom



Double glazed window, 'P' shaped bath with over bath shower, hand basin, W.C, radiator.

Outside

Rear



To the rear there is an enclosed South facing garden laid mainly to lawn with patio and slate shingled path, shed, tap and side access to the front.







Front



To the front there is a further area of garden, shared driveway leading to off road parking for three cars and access to the garage, EV charger.

Garage

Up and over door, window, power and light.

Tenure

GOV.UK advise Freehold

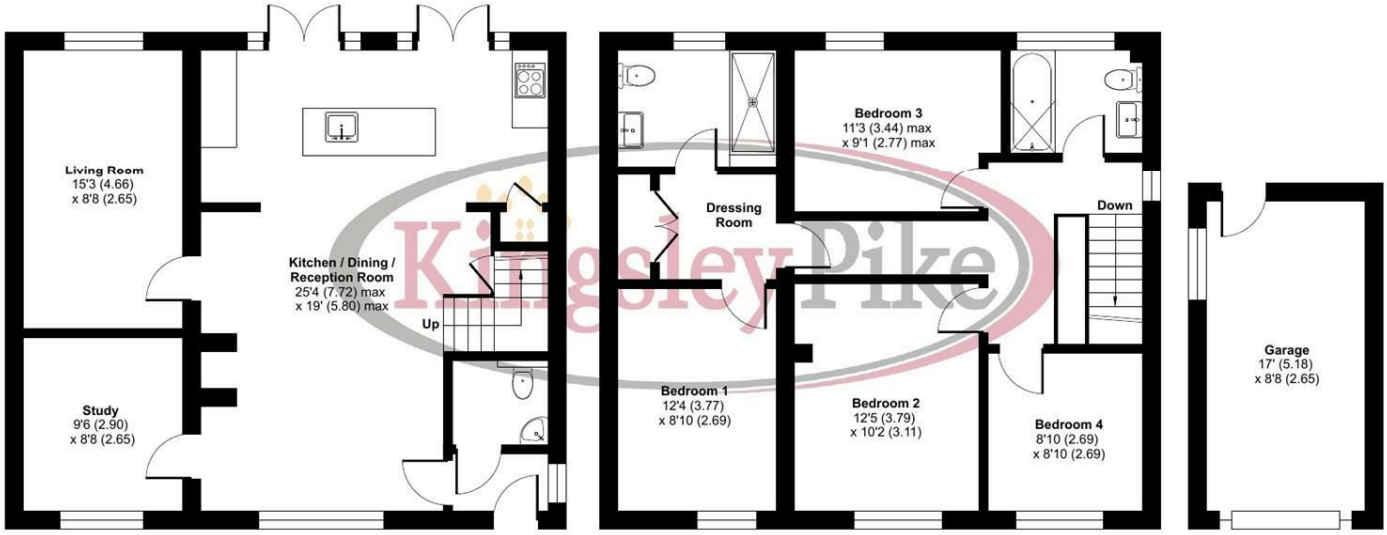
Council Tax Band

GOV.UK advise Band E.

Floor Plan

Westlake Place, Sutton Benger, Chippenham, SN15

Approximate Area = 1454 sq ft / 135 sq m
Garage = 148 sq ft / 13.7 sq m
Total = 1602 sq ft / 148.7 sq m
For identification only - Not to scale

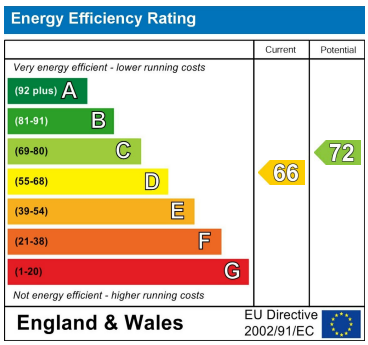


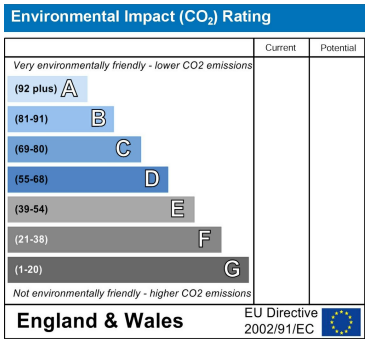
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Kingsley Pike. REF: 1498049

Area Map



Energy Efficiency Graph





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