



The Old Dairy Chute Forest Hampshire SP11 9DF

An attractive country property situated in a very special setting with outstanding views



The Old Dairy

The Old Dairy is situated in the Chutes and is located in the North Downs Area of Outstanding Natural Beauty. Lying within the hamlet of Chute Forest the local countryside is highly desirable and yet the area is very accessible. Local amenities are available in Weyhill and Ludgershall whilst more comprehensive facilities can be found in Andover. Within the Chutes there is a village hall and pubs include the Hatchet in Lower Chute and The Fox Inn at Tangle. Vernham Dean's primary school (Ofsted rated good across all areas) serves the village and the surrounding region is well known for highly regarded independent schools in Winchester and Salisbury with good state primary and secondary schools in Andover. Road access is good with the A303 to the south and the A34 to the north. There are mainline railway stations at Andover (London Waterloo), Hungerford and Newbury (London Paddington).



Andover 6 miles • Newbury 17 miles • Salisbury 25 miles •
Winchester 25 miles

Reception Hall . Drawing room . Kitchen/Dining room with Aga
Family room . Study . Boot room . Utility room
4 Bedrooms all with ensuite . Sitting room/Bedroom 5

Self-contained annex: Sitting room . Kitchen . Bedroom . Bathroom

Gardens

The Old Dairy benefits from excellent outdoor areas with courtyard
and gardens enjoying a South West aspect and stunning views across
fields to St Mary's Church with its' unique cedar clad spire.

Terraces, outbuildings, ample parking.

In all about ½ acre.

The Property

The Old Dairy originally dates from about 1850 and has since been converted, renovated and extended to provide a house which has very well presented accommodation with many features. The extent of the accommodation and the versatility that it provides make it a highly desirable property. The kitchen/dining room is outstanding with a four door Aga and French doors opening onto a terrace. In our opinion, the current description of rooms can be readily adapted to suit any purpose because the accommodation offers enormous flexibility. There is also a separate annex which is a highly desirable feature if so required or suitable for a bed and breakfast/AirBnB.

Outside

The property is approached off the road through a pair of 5 bar gates which leads to a gravelled courtyard area with ample parking and leading to the glazed front door and a more intimate south facing sitting area. The west facing terrace at the rear of the house is ideal for alfresco entertaining. The gardens provide a fine combination of more formal garden with trellising, flowerbed borders and lawns. There is a chicken run and outbuildings.

Additional Information

Mains water and electricity. Private drainage. LPG heating with electric Aga. Underfloor heating in the sitting room and kitchen (partial)



Local Authority

Wiltshire: Tel: 0300 456 0100

Tenure

Freehold

Directions to SP11 9DF

From Andover take the A342 signposted to Devizes and Ludgershall. Continue on the road and turn right signposted Appleshaw. Proceed through Appleshaw and Redenham and turn right at the cross roads, signposted Chute Forest. Continue along this road and on entering Chute Forest The Old Dairy is on the left hand side.

Viewings

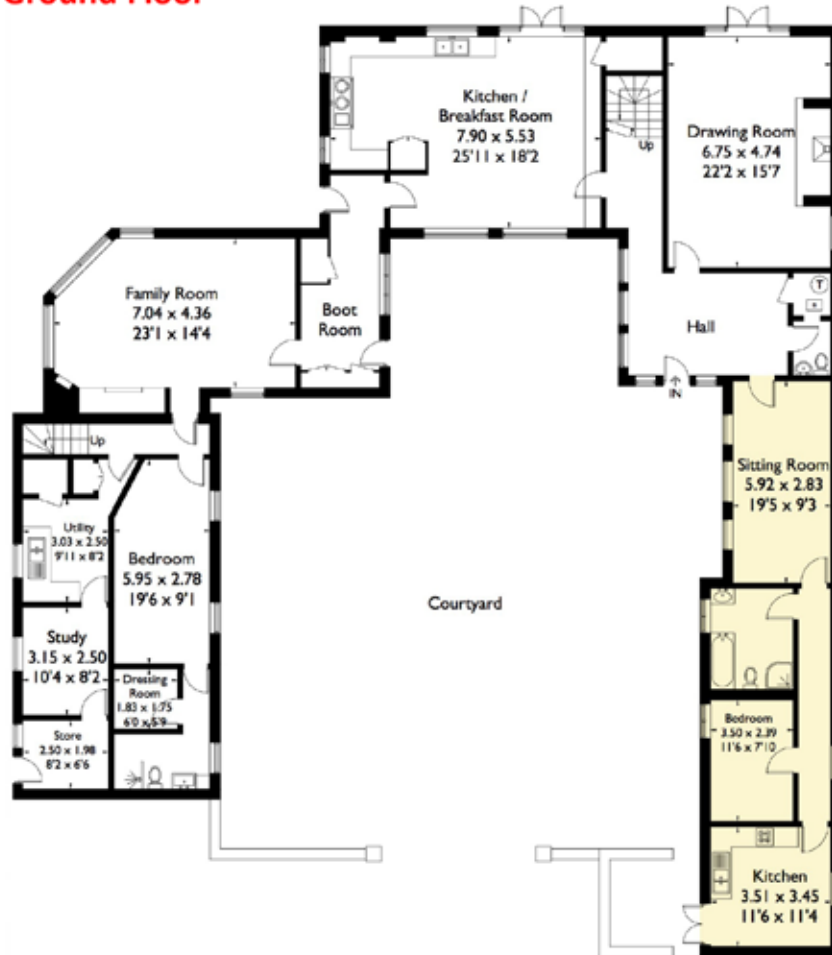
Strictly by appointment through Myddleton and Major. Tel: 01264 316000

The Old Dairy, Chute Forest, Andover, Wiltshire, SP11 9DF

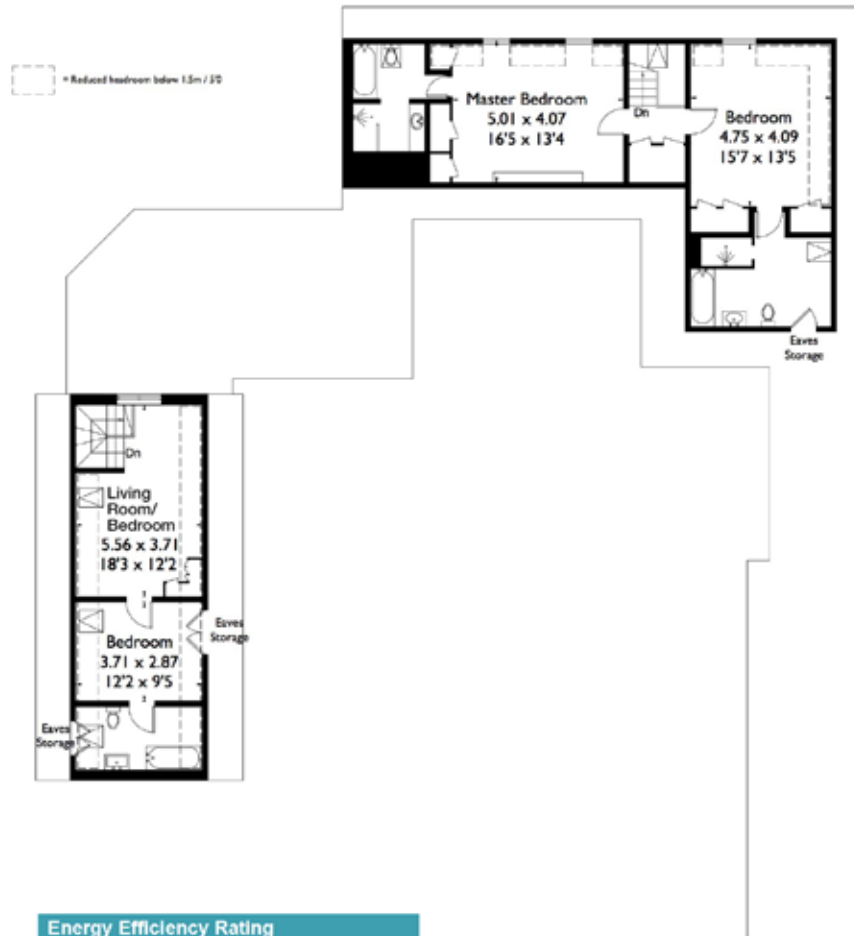
Approximate Gross Internal Area = 378.5 sq m / 4074 sq ft



Ground Floor



First Floor



Annex

Energy Efficiency Rating

