











## Sycamore, Upper Chute, Andover, Wiltshire, SP11 9ER

- Three Bedroom Bungalow
- Main Bedroom with Ensuite
- Countryside Views
- Sitting Room with Wood Burner

### The Property

Sycamore is a detached bungalow built in about 1982 constructed of brick elevations under a tiled roof. A light and bright property boasting an elevated and quiet position in Upper Chute. The property is accessed via a glass front door into the entrance hall, which has considerable built-in storage. From the hall is the door to the sitting room, which is dual aspect and has a large bay window. The fire place and log burner are a particular feature. The dining room is a good sized room with views to the garden. The kitchen has range of wall and base units and leads through to the utility room, which has a door to the patio and garden. Off the hallway are doors to the three bedrooms and bathroom; the main bedroom has the benefit of an ensuite.

In the Agents opinion Sycamore offers scope for some modernisation and provides opportunity for a new owner to alter or to extend the existing accommodation (subject to planning permission).

### Outside

Sycamore benefits from being in an elevated position with wonderful southerly views. To the front of the property the garden is enclosed by a mature Hornbeam hedge and mature trees. There is a garage, parking and turning space. The rear garden is laid to lawn with flower bed borders with a garden shed/log store and paved areas. To the side of the property there is further garden with a greenhouse.

A three bedroom bungalow in the very popular village of Upper Chute, with outstanding countryside views.

Tenure: Freehold Size: 1,549 ft<sup>2</sup> EPC Rating: D (60) Council Tax Band: E



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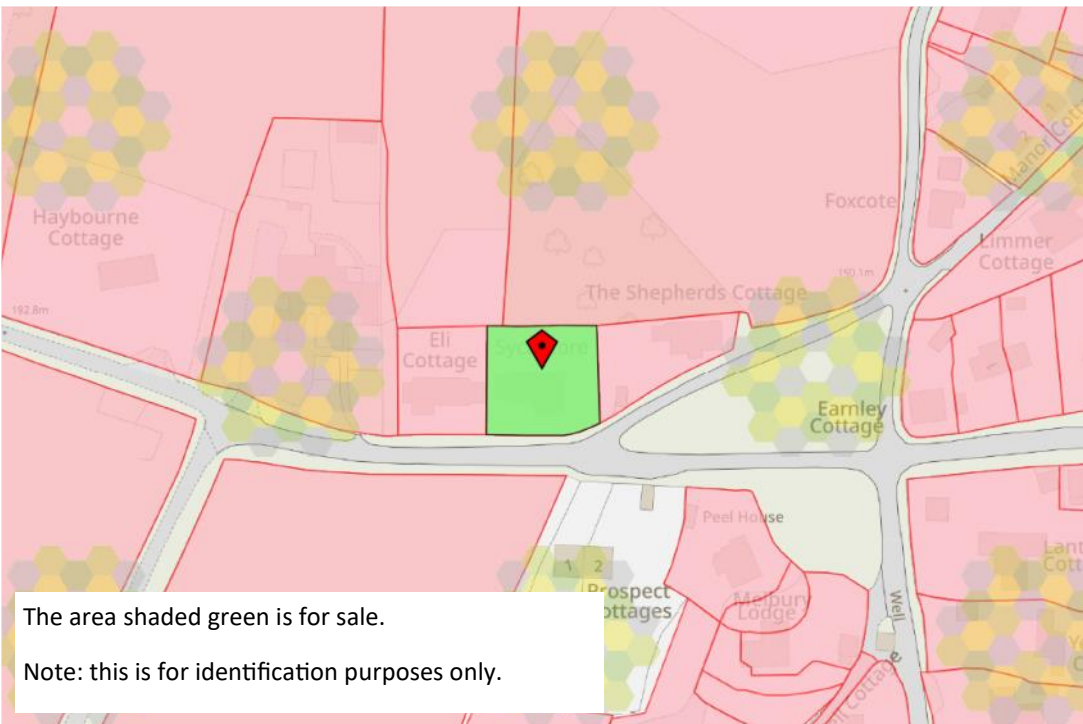


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**Services** - Mains water and electricity. Septic tank drainage. Calor gas boiler for central heating and hot water

Andover 8 Miles • Marlborough 15.5 Miles • Newbury 18.5 Miles • Tidworth 6.5 Miles





## Location

Sycamore is situated in Upper Chute and is on the edge of the village in a quiet location. The Chutes are a collection of villages in the beautiful Wiltshire countryside. In Upper Chute there is a village hall and the popular Hatchet Inn pub in Lower Chute. The local countryside is highly desirable and there is an abundance of local countryside walks. The local primary school is in Vernham Dean about 3 miles distant and serves the village and the surrounding region. The area is well known for highly regarded independent schools as well as state primary and secondary schools in Andover and Newbury. Local amenities are available in Weyhill and Ludgershall, whilst more comprehensive facilities can be found in Andover and Hungerford. The road access is good with the A303 to the south and the A34 to the north. There are railway links to both London Paddington from Pewsey in an hour and from Andover to Waterloo within 70 minutes.

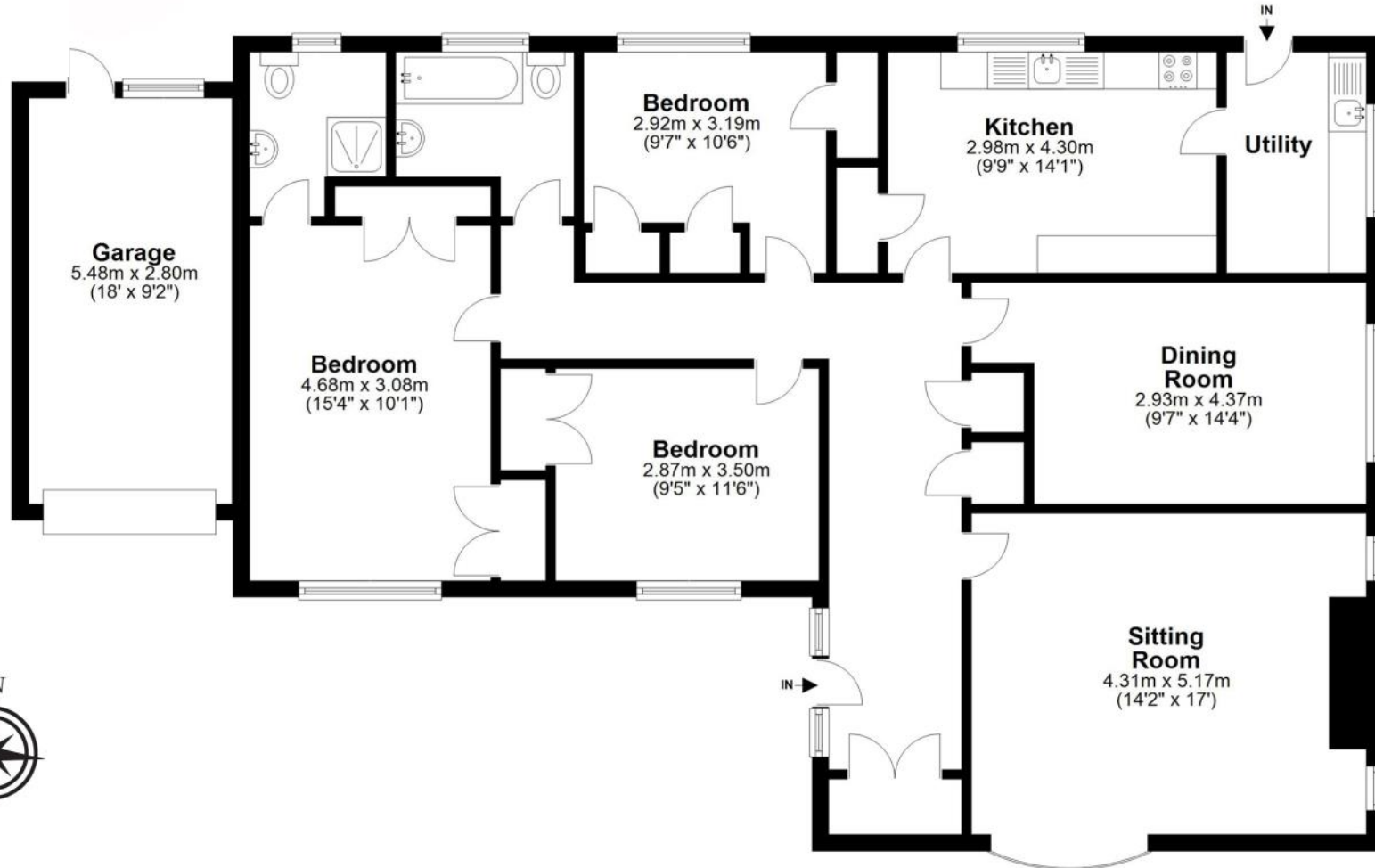




# Floorplan - Sycamore, Upper Chute

## Ground Floor

Approx. 143.9 sq. metres (1549.1 sq. feet)



Total area: approx. 143.9 sq. metres (1549.1 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines  
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