

Limmer Cottage
Upper Chute

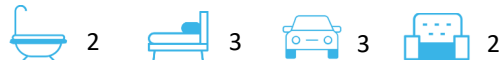




A charming three bedroom bungalow in a good sized plot with gardens, parking & garage in the popular village of Upper Chute

Limmer Cottage, Upper Chute,
Andover, Hampshire, SP11 9EH

Guide Price:
£595,000



- Kitchen/Dining/Living area
- Sitting room with log burner
- Lovely front and rear gardens
- Three bedrooms
- Main bedroom with ensuite
- Garage and parking

The Property

Limmer Cottage sits in a larger than average plot in the popular village of Upper Chute. Built from red brick with a slate roof, this charming period property offers both privacy and a feeling of seclusion whilst also being centrally and conveniently located. The property sits centrally in the plot and as such is in the enviable position of having of a good sized garden to the front and rear. The entrance hall is wide with wooden floors, off which are all the rooms. The kitchen/dining/living room is a fantastic space with a good range of wall and base units as well as benefitting from an Everhot range and log burner. There is ample space for a large dining room table and the folding doors open out to the sun room which in turn opens onto the rear terrace, a relaxing space for morning coffee or an alfresco lunch. The sitting room is dual aspect with views over the terrace and mature front garden and benefits from an attractive log burner.

The main bedroom has a luxurious feel to it with French doors to the rear garden and a large recently renovated ensuite bathroom. Bedroom two is another good sized double and bedroom three is a single but could just as well be used as a study. There is also a family bathroom.

Services - Mains water and electricity. Septic tank drainage. Oil fired central heating and hot water.

Ofcom suggests broadband speeds of up to 75 Mbps and that most major mobile networks will likely have connectivity in the area.

Tenure

Freehold

EPC Rating

D (59)

Outgoings

Council Tax Band: D

Size

1532sqft (total)





Outside

Limmer Cottage benefits from being in an elevated position with wonderful southerly views. To the front of the property there is a terrace, ideal for alfresco dining, a large garden mainly laid to lawn with flower borders and enclosed by a mixed hedge and mature trees. There is a new septic tank at the bottom of the garden. To the side of the property is a greenhouse, single garage, parking and turning space and to the rear is a further terrace with an elevated lawn area and a mix of shrubs and trees. It is worth noting that there is also a concrete base (8x6) for a summer house or shed.

Location

Limmer Cottage is located in Upper Chute and situated in the heart of the village. 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 is located in Lower Chute. The local countryside is highly desirable and there is an abundance of 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.





The area shaded green is for sale.
 Note: this is for identification purposes only.





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