



Chute Cottage, Old Hill, Wherwell

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# Chute Cottage, Old Hill, Wherwell, Andover

Originally built in the 1720s and home to the village cobbler in Victorian times, this wonderfully spacious family house has been transformed into a well laid out and beautifully presented home. The property has been improved and extended since the 1960s and offers flexible accommodation together with an immaculate garden in the centre of the village.

The extensive family accommodation is spread across four levels. The ground floor comprises a large reception hall, two double bedrooms, a family bathroom and an office with plenty of storage space. There are steps up to the sitting room and the principal bedroom with walk-in wardrobe and a shower room.



**Guide price:** £1,075,000

**Tenure:** Available freehold

**Local authority:** Test Valley Borough Council

**Council tax band:** G

A door and stairs descend to the lower ground floor which comprises a family room, dining room, and kitchen with an adjoining utility/laundry room. A door from the kitchen opens into a large garage. On the first floor there are two double bedrooms with skylight windows and a separate shower room.

The garden is a beautiful and well-maintained space with sleeper steps leading from the terrace to a manicured lawn framed by a low box hedge and a dry stone wall. There is a combination of flower borders, mature trees, and a yew hedge running to the southwest of the garden. The garden has steps leading to views across farmland.

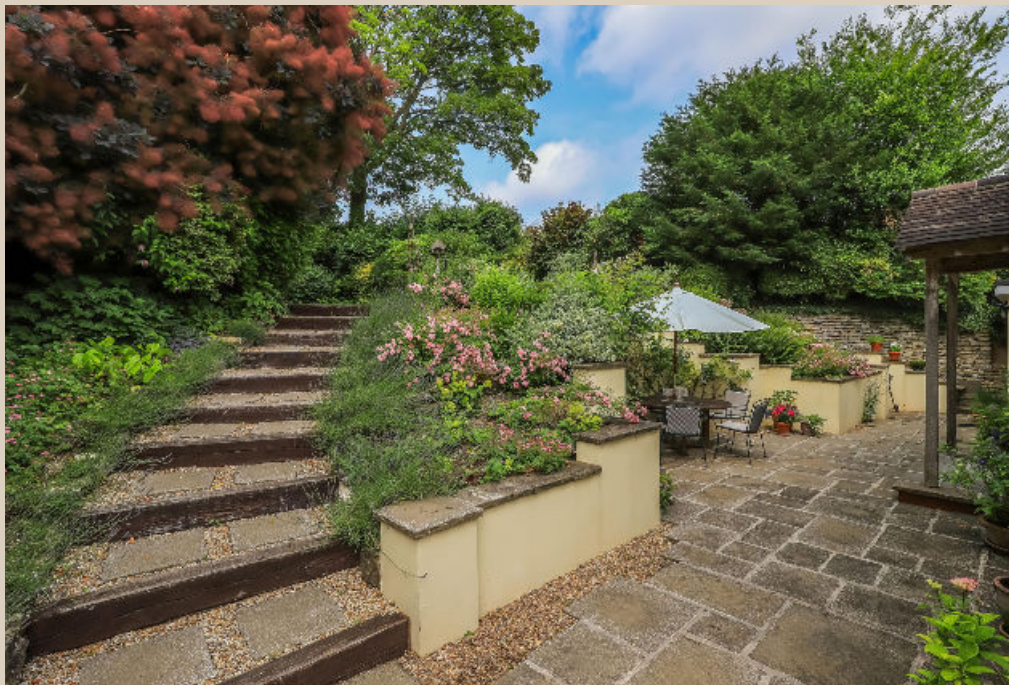






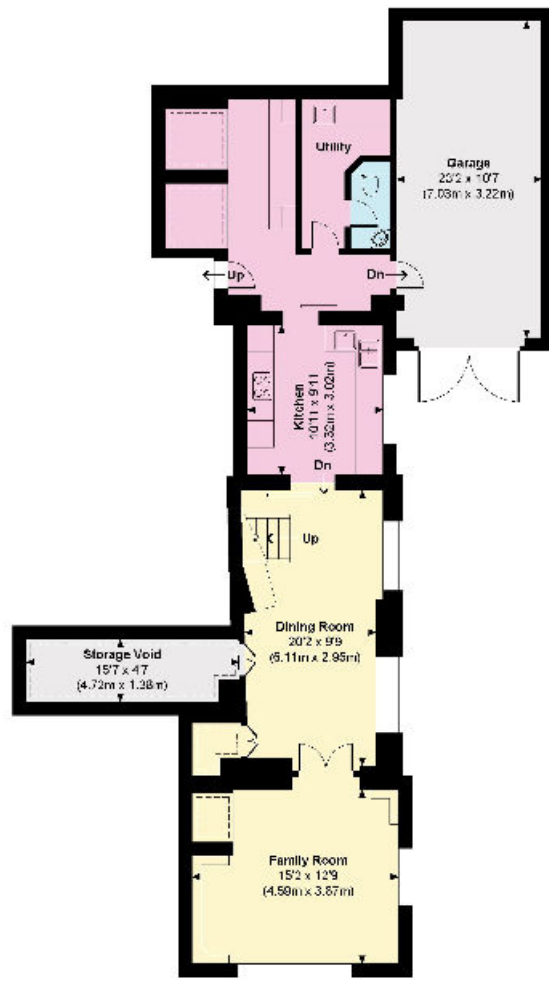
## Location

Chute Cottage is situated in the heart of Wherwell, a beautiful village renowned for its many period houses and cottages. The village has a public house, church, primary school, village hall and playing fields. It is one of Hampshire's most photographed villages owing to its rows of very pretty timber framed thatched cottages and through which the well-known River Test flows.

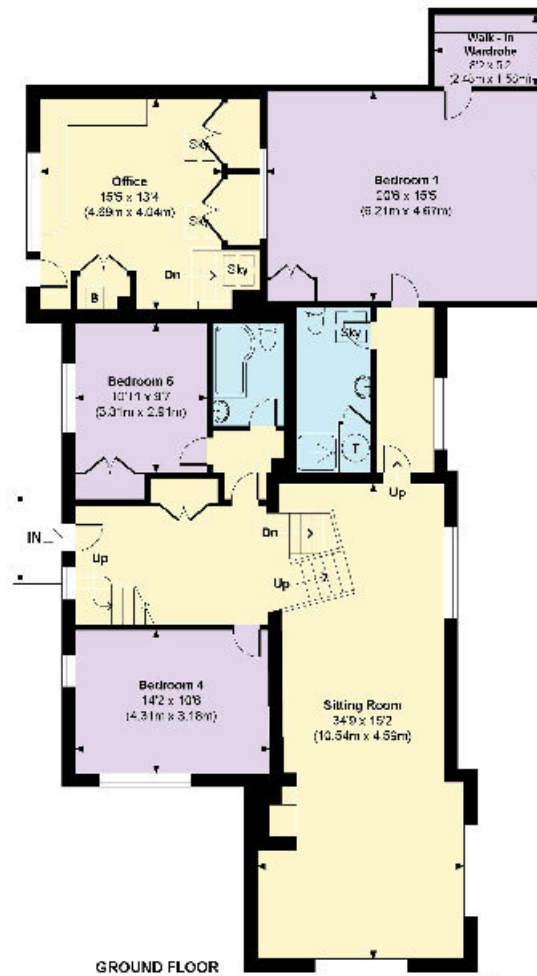






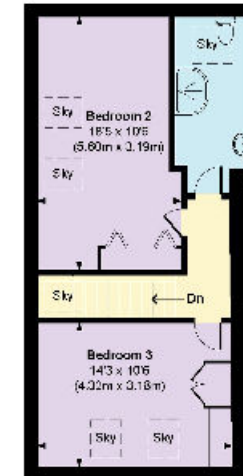


LOWER GROUND FLOOR



GROUND FLOOR

**Chute Cottage**  
 Approximate Gross Internal Area  
 Main House = 3046 Sq Ft / 283.01 Sq M  
 Garage = 247 Sq Ft / 22.90 Sq M  
 Total = 3293 Sq Ft / 305.91 Sq M  
 Includes areas with Restricted room height.



FIRST FLOOR

----- Indicates restricted room height less than 1.5m

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