



Linden House

Upper Chute, Wiltshire



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Privately located property in a peaceful setting with far-reaching views.

Hall | Sitting room | Family room | Kitchen/breakfast room | Conservatory | Rear lobby | Utility room | Cloakroom

Principal bedroom with dressing and shower room | Three further bedrooms | Shower room

Delightful mature garden with orchard and fruit cage | Terrace | Shed | Greenhouse | Double garage | Parking

In all about 0.66 acres

Andover/A303 8 miles (London Waterloo 70 minutes), Hungerford 12 miles, Marlborough 15 miles,
Newbury 18 miles (London Paddington 50 minutes), M4 (J14) 15 miles
(Distances and times approximate)



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Hampshire

Linden House is a charming property situated on the southern edge of Upper Chute, a popular rural hamlet located to the north of Andover.

It is situated in the North Wessex Downs Area of Outstanding Natural Beauty and the Upper Chute Conservation Area and is surrounded by attractive countryside.

There is a pub in the nearby hamlet of Lower Chute with further shopping and recreational facilities in Andover, Hungerford and Newbury.

Whilst the area is truly rural, the house is well placed for excellent road and rail connections.

There are many popular schools in the area including the primary school in Vernham Dean, Farleigh, Marlborough College and Godolphin.

For Sale Freehold

Linden House is an attractive village house which is not listed.

It has well-proportioned and light rooms including a double-aspect sitting room, family room with fireplace and kitchen/breakfast room, each with views over the south-facing garden.

The main bedroom suite enjoys wonderful views and there are three further bedrooms, including a small single bedroom and shower room.

A door from the hall leads onto a sheltered terrace with steps leading down to the pretty garden which is mainly laid to lawn with a variety of mature trees and shrubs.





There is an orchard area and fruit cage together with a shed and greenhouse.

The property is approached via a lane which leads to a five-bar gate and gravelled drive with double garage.

A footpath runs down the lane to the house and passes to the north side of the garden hedge through an area of reclaimed wild garden.

Accommodation

See floorplans.

Services

Mains water and electricity. Septic tank drainage. Electric and bottled gas for heating.

Fixtures and Fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Local Authority

Test Valley Borough Council.
Tel: 01264 368000.



Directions (Postcode: SP11 9EL)

From Andover take the A342 west into Weyhill and turn right by the church. Follow this road and pass over the crossroads to Clanville. Drive through Clanville and after approximately one mile turn left for "The Chutes". On entering Lower Chute, passing the Hatchet pub on your right, keep right through Chute Standen, up a hill, passing the village hall on your right, towards Upper Chute on Malthouse Lane.

On reaching Upper Chute bear left at the grass triangle and continue along Malthouse Lane and at the crossroads by the village green turn left. After a short distance bear right just after Melbury Lodge. Linden House will be found at the end of the track.

Viewing

Viewing by prior appointment only with the Agents.

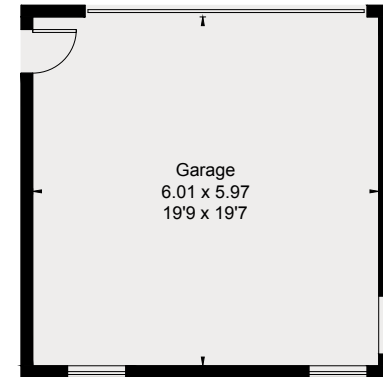
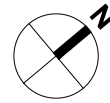


Approximate Area = 229.1 sq m / 2,466 sq ft

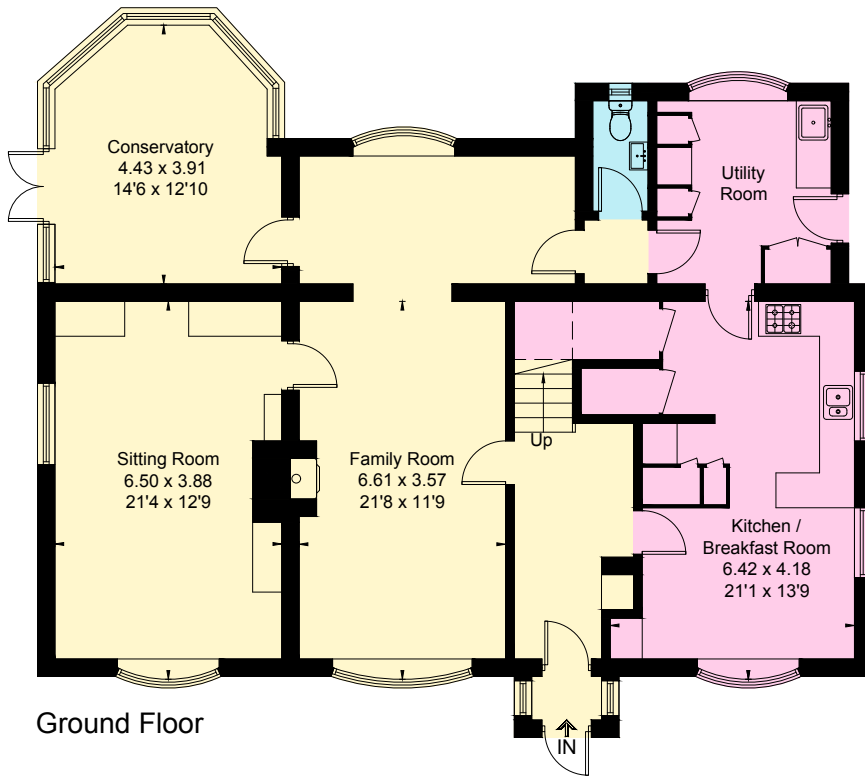
Garage = 35.7 sq m / 384 sq ft

Total = 264.8 sq m / 2,850 sq ft

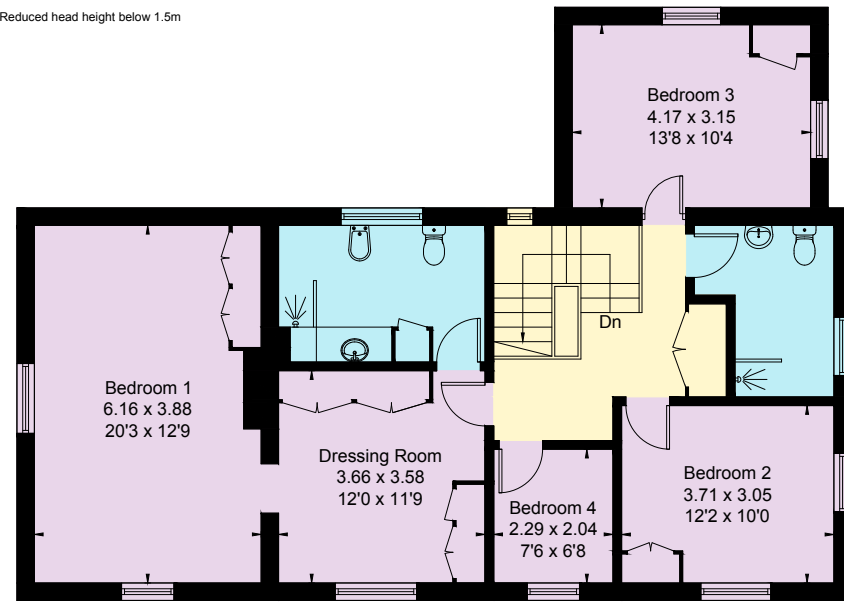
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



(Not Shown In Actual Location / Orientation)



= Reduced head height below 1.5m



First Floor



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated January 2024. Photographs and videos dated March 2018 and December 2023. Reference: RMCW/HNG110148. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



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