



Folly Cottage
Chute Cadley, Andover, Wiltshire

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Charming period cottage with beautiful,
private garden.

Hall | Dining room | Sitting room | Kitchen/breakfast room with Aga | Conservatory/utility room
Study/bedroom 3 | Shower room | Master bedroom | Bedroom 2 | Bathroom

Double garage | Mature garden of about 0.37 acres

Andover 8 miles (London Waterloo 65 minutes), Hungerford 12 miles,
Newbury 16 miles (London Paddington 50 minutes), A303 dual carriageway 6 miles.
(Distances and times approximate)



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Wiltshire

Folly Cottage is a delightful property situated in Chute Cadley, a popular village in the North Wessex Downs Area of Outstanding Natural Beauty and in a Conservation Area.

The attractive surrounding countryside is well known for its many walks and bridleways.

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

Whilst the area is truly rural, it is well placed for excellent communications to London via the M4 or M3 with rail services to both Paddington and Waterloo.

The property is well located for many popular state and independent schools including Vernham Dean primary school, Farleigh, Thorngrove and Godolphin.

For Sale Freehold

Folly Cottage is an attractive thatched property of great character and charm. It is believed to date from the 18th century with later additions and is situated in an elevated position overlooking the pond in the heart of the hamlet.

The property is well presented with versatile accommodation.

There are exposed ceiling timbers throughout the cottage together with oak floorboards.

There is an inglenook with an open fireplace in the double-aspect sitting room.

The kitchen has an oil fired Aga and looks over the pretty garden.

The main bedroom is located on the first floor with an adjacent bathroom with bath and shower. There is a second bedroom and shower room on the ground floor together with a study.

Garden

A major feature of the property is its delightful, secluded garden. It is mainly laid to lawn with well-stocked borders and an ornamental pond.





Doors from the sitting room lead onto a pretty south facing terrace with a gravel drive leading to a parking area.

There is a double garage leading into a greenhouse at the rear which could, subject to planning permission, be turned into an attractive annexe.

Accommodation

See floor plans.

Services

Mains water and electricity. Private drainage. Oil heating and Aga.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings etc., are specifically excluded but may be made available by separate negotiation.

Local Authority

Wiltshire Council. Tel: 0300 456 0100.

Council Tax

Band: F

Post Code

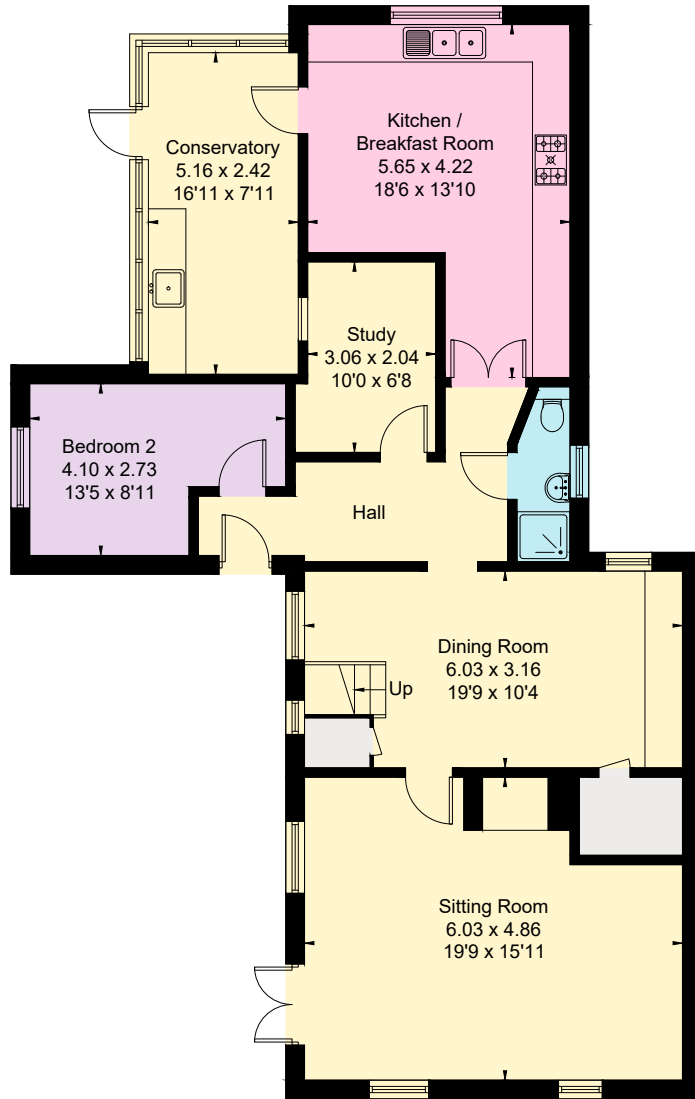
SP11 9EB

Directions

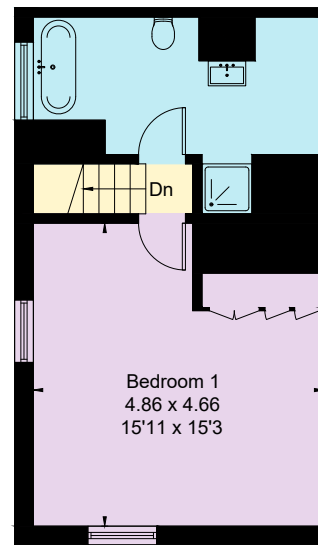
From Andover take the A342 west into Weyhill and turn right by the church. Follow this road over the crossroads to Clanville. Drive through Clanville and continue past the first turning for The Chutes. After about 1 mile take the next turning on the left for The Chutes. Follow the lane into Chute Cadley and on entering the village bear left where the lane forks. Continue along a few yards and take the next right; Folly Cottage will be found after a short distance uphill on the left side of the village green.

Viewing

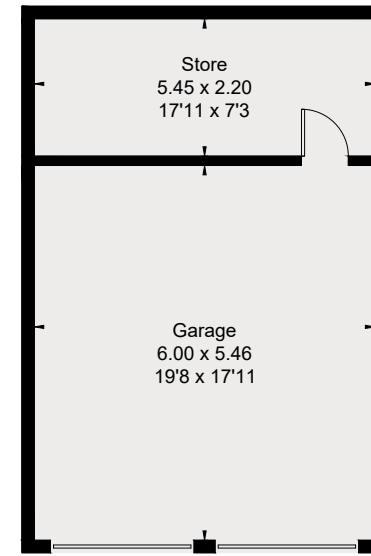
Viewing by prior appointment only with the agents.



Ground Floor



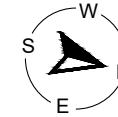
First Floor



(Not Shown In Actual
Location / Orientation)

Approximate Floor Area = 151 sq m / 1,625 sq ft
Outbuilding = 45 sq m / 484 sq ft
Total = 196 sq m / 2,110 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



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 September 2024. Photographs and videos dated September 2024. Reference: RMCW/HNG012434681. 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.