



Collis Farm, Upper Chute, Wiltshire

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A modern six bedroom country house sitting in an elevated position with **far-reaching views** over its garden and pasture land.

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## Summary of accommodation

**Ground Floor:** Entrance hall | Sitting room | Dining room | Kitchen/breakfast room | TV room | Study | Utility room | Two cloakrooms | Cellar

**First Floor:** Principal bedroom with adjoining bathroom and walk-in-wardrobe | Two further double bedrooms | Family bathrooms  
Bedroom six/family room approached off the TV room

**Second Floor:** Two double bedrooms | Family bathroom

**Outside:** Gardens | Hard tennis court | 40x25 manège | Pasture and some woodland

**Equestrian Facilities:** Extensive stabling | Barn with wash room | Three bay wooden barn | Hills agricultural barn

In all approximately 46.89 acres

## Distances

A303 6.7 miles, Andover 7 miles (London Waterloo from 69 minutes), Hungerford 12.8 miles (London Paddington from 63 minutes) M4 (Junction 14) 15 miles, Newbury 17.7 miles (London Paddington from 50 minutes)  
(All distances and times are approximate)



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## Situation

Collis Farm is a charming well-appointed country house situated on the southern edge of Upper Chute, a popular rural hamlet located to the north of Andover and to the south of Hungerford. The property is situated in the North Wessex Downs Area of Outstanding Natural Beauty and the Upper Chute Conservation Area being surrounded by attractive rolling countryside.

The popular Hatchet Inn can be found in Lower Chute, The Fox at Tanglely and The George Inn at Verham Dean. Slightly further afield, to the north, is the well renowned Crown and Anchor Inn in the picturesque village of Ham.

Shopping and recreational facilities can be found in Andover, Hungerford and Newbury.

The property is also well placed for easy access to both motorway networks and regular train services. The A303 is approximately 7 miles to the south near Andover with the M4 (Junction 14) to the north approximately 15 miles away. There are fast and regular train services from Andover to London Waterloo taking from about 69 minutes and Hungerford to London Paddington from 63 minutes.

There is also some well-regarded schooling in the local area including Farleigh School near Andover, Horris Hill near Newbury, Marlborough College to the west and Downe House and Radley College, but to name a few, to the north. There is also a local primary school at Verham Dean approximately 3 miles away.

Within the area the countryside is highly desirable and there is an abundance of local walks and bridleways. Fly fishing can be found on the River Anton and Test.







## Collis Farm

Collis Farm is constructed of brick under a clay tile roof, with a classical pillared porch, built in approximately 2003 and sits proudly within its land with far-reaching south easterly views.

Off the entrance hall, with a stone floor, is the well-appointed sitting room with Jetmaster fireplace and French doors leading out onto a southeast-facing terrace. Off this room is a triple aspect dining room. Under the staircase in the entrance hall is access to a large dry cellar with oil-fired boiler. To the other side of the entrance hall is a well-proportioned kitchen/breakfast room with an AGA and an array of low and high-level fitted kitchen units constructed by John Lewis of Hungerford.

Beyond this room is a utility room with a TV room and study off and a secondary cloakroom. Over the television room is the family room or potential sixth bedroom.

On the first floor is a well-appointed principal bedroom with a large walk-in wardrobe and adjoining bathroom. Also off this landing are two further double bedrooms both with fitted wardrobes and a well-appointed family bathroom. Stairs lead to the second floor landing, where there are two well-appointed attic style bedrooms and a large family bathroom.

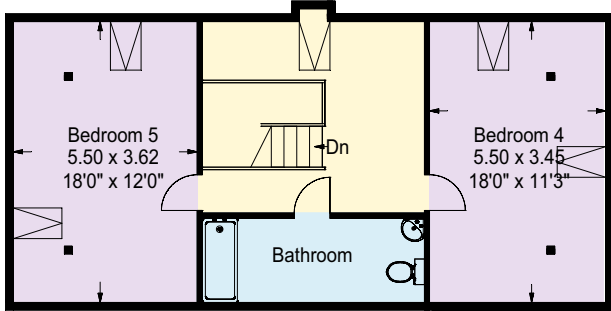
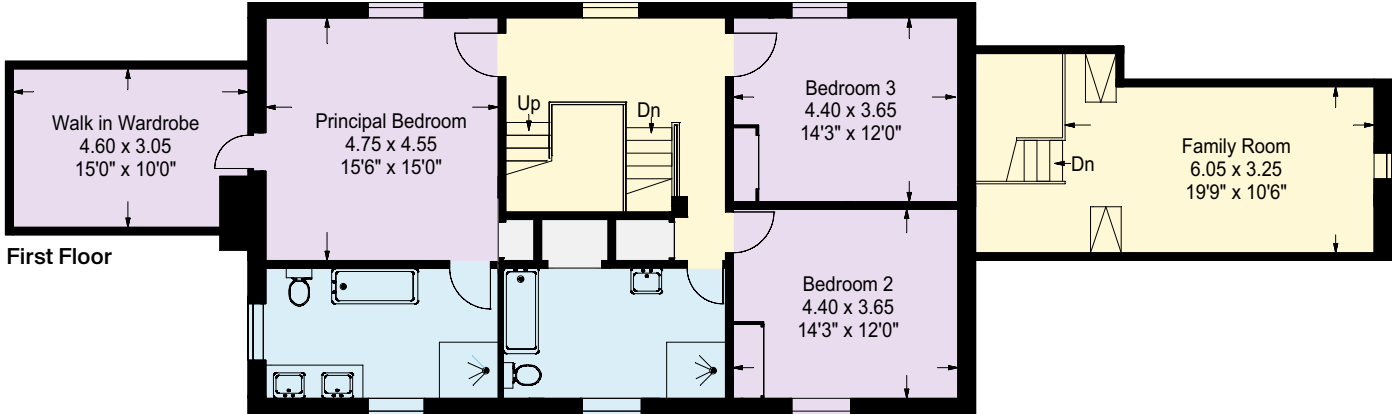
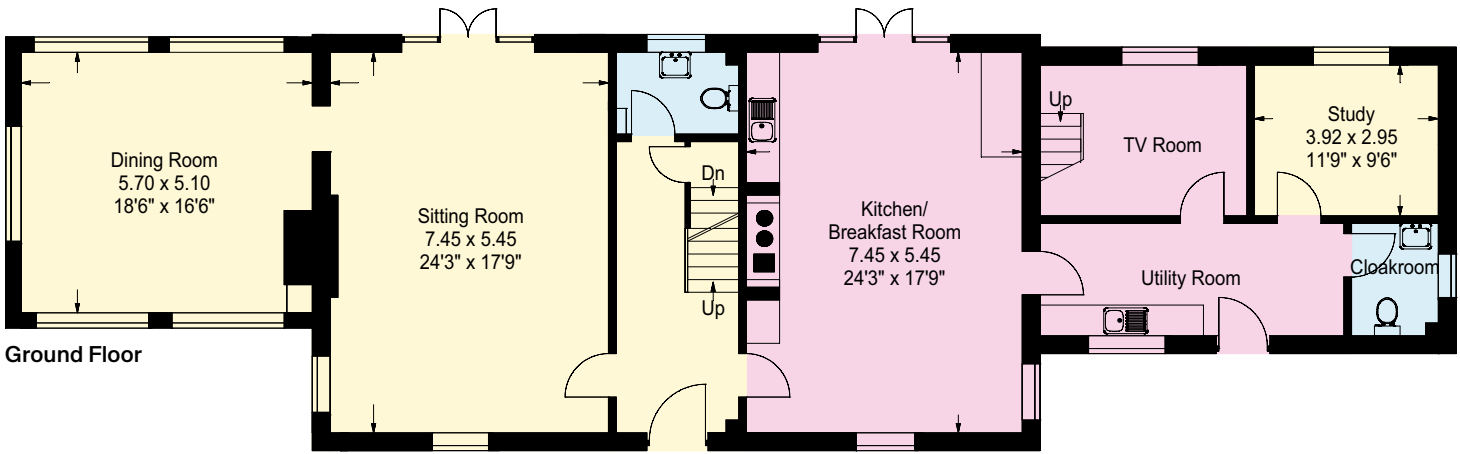
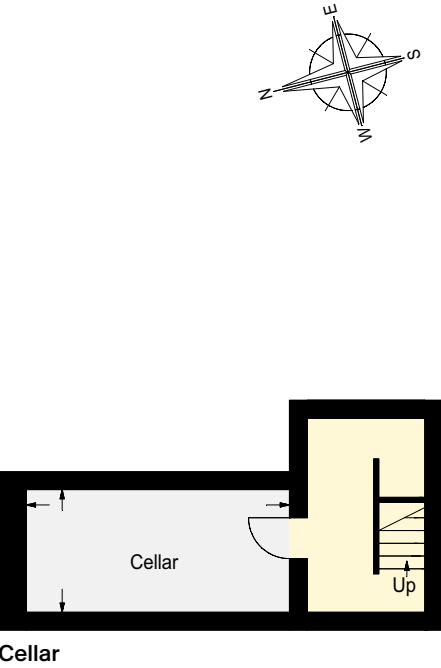




Approximate Gross Internal Floor Area

Total: 404 sq m or 4349 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.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside







## Garden and Grounds

The gardens are predominantly to the south east of the property with terracing and borders with plants and shrubs. There is also a newly resurfaced hard tennis court to the north east of the garden and a 40x25 manège with rubber and sand surface.

A spur off the main drive leads down to a courtyard where there are a considerable number of outbuildings which include extensive stabling, an agricultural barn, an open fronted cart shed, storage barn with washroom and a three-bay wooden barn.

**N.B:** There may be potential, subject to the necessary planning consents, to create a secondary residential dwelling which would be tied to the main house as there are no Class Q Rights to these buildings as the property sits in an Area of Outstanding Natural Beauty.











## Services

Mains water (2 supplies - to the field and to the house and yard), mains electricity, oil-fired central heating and septic tank drainage.

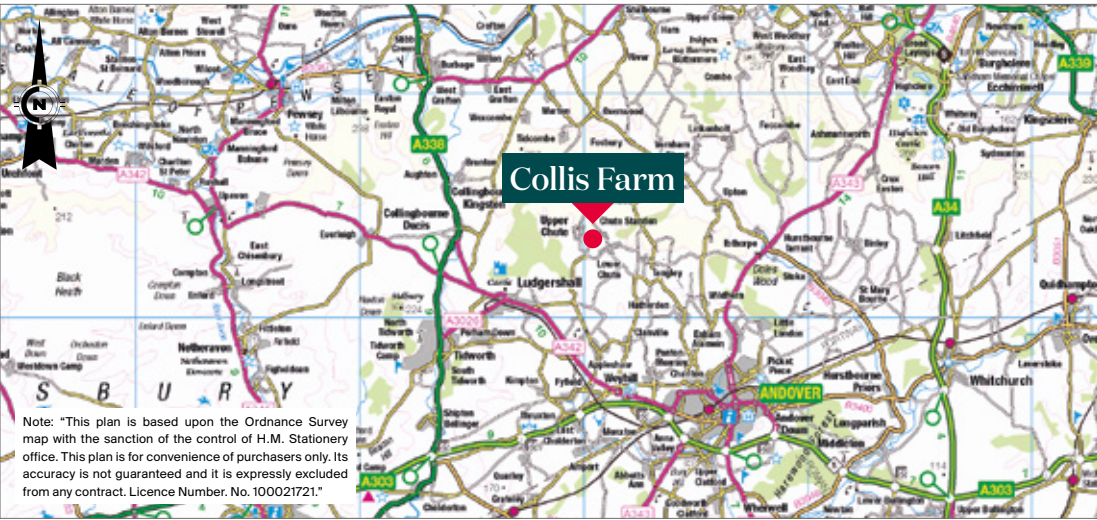
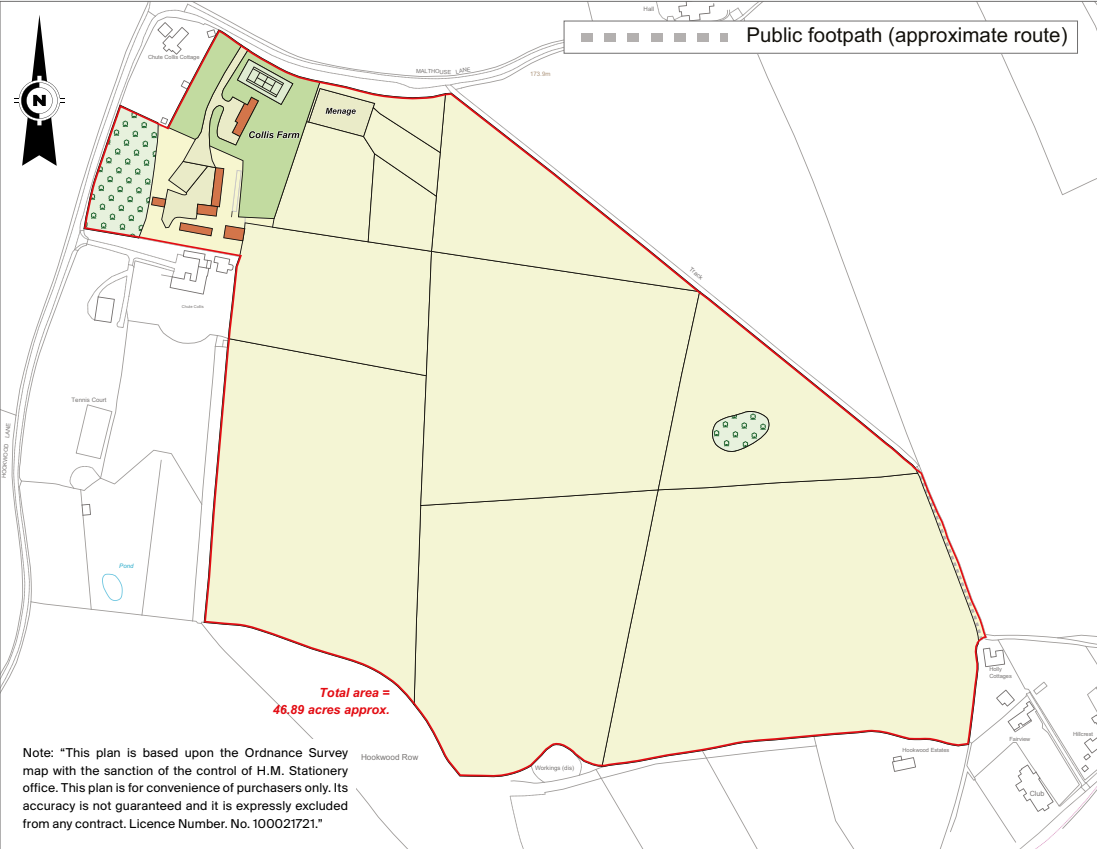
**Broadband:** Superfast Fibre Broadband which has been hard wired around the house

## Directions

**Postcode:** SP11 9EF  
**What3Words:** ///squeaking.lifeboats.bigger

## Viewings

All viewings must be made strictly by prior appointment with the selling agents, Knight Frank LLP.



## Property information

**Tenure:** Freehold  
**Farm Subsidies:** There is a Basic Payment Scheme and SFI (sustainable farming incentive) in place.  
**Local Authority:** Wiltshire District Council  
**Council Tax:** Band G  
**EPC Rating:** D

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.

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