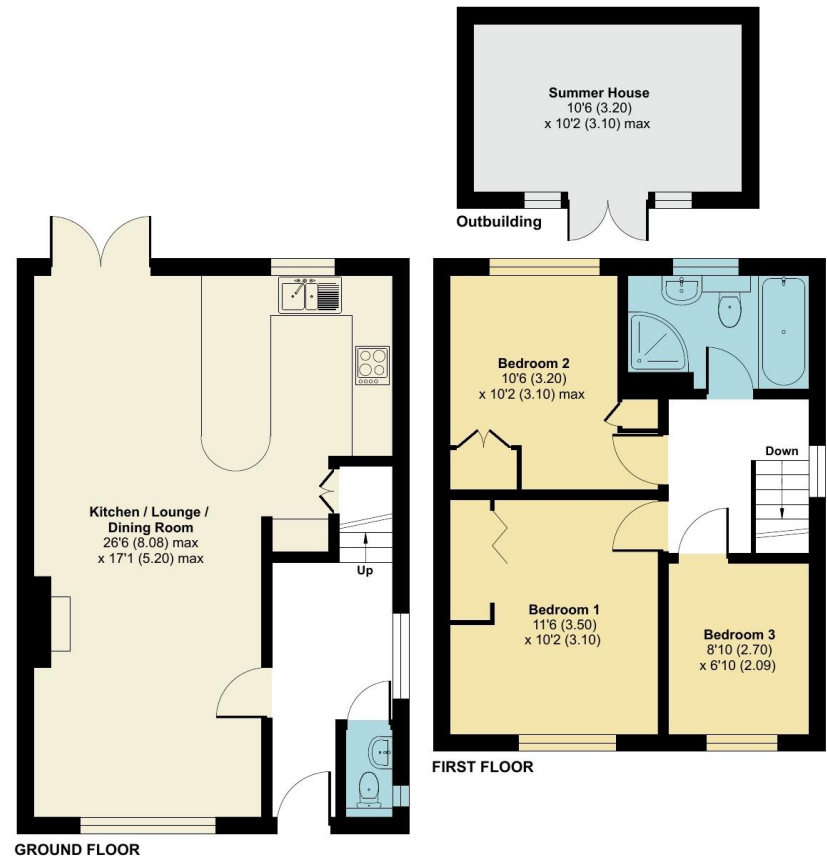


Hatchett Hill, Lower Chute, Andover, SP11

Approximate Area = 859 sq ft / 79.8 sq m
 Outbuilding = 108 sq ft / 10 sq m
 Total = 967 sq ft / 89.8 sq m
 For identification only - Not to scale

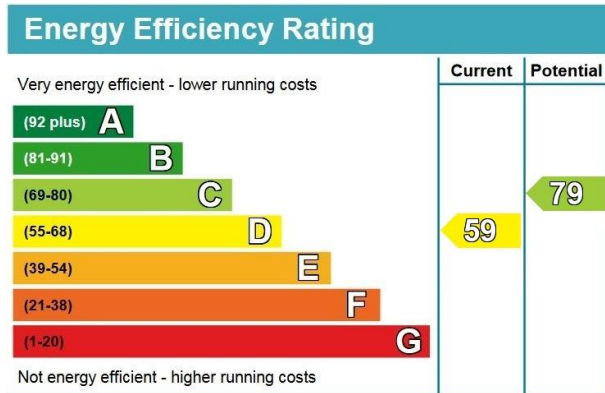


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Austin Hawk Ltd. REF: 1088247



Hatchet Hill, Lower Chute

Guide Price £435,000 Freehold



- **Tranquil Village Location**
- **Open Plan Kitchen/Living/Dining Room**
- **Three Bedrooms**
- **Driveway Parking**
- **Modern Home Office**

- **Unspoilt Rural Views**
- **Cloakroom**
- **Family Bathroom**
- **Lanscaped Rear Garden**
- **Extensively Updated**

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ
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Offered to market for the first time since construction in 1961, this is a rare opportunity to acquire this three-bedroomed, semi-detached house in a stunning and truly rural, village location. The property is located in an elevated position within the village of Lower Chute, set amongst the beautiful rolling countryside and chalk downland on the Hampshire/Wiltshire border. Updated during the current owners tenure and extended since original construction, the accommodation has a practical layout on the ground floor with a dual aspect kitchen/living/dining room having an open plan flow. Three bedrooms on the first floor are serviced by a family bathroom. Outside, there is generous driveway parking alongside and to the front of the property, whilst to the rear is a tranquil and recently landscaped garden that includes a modern, insulated home office with power and internet access with views across an unspoilt meadow beyond the rear boundary.

The property frontage, gated on entry, is mainly laid to limestone chipping hard standing and offers parking for at least four vehicles, an EV Charger and gated side access to the rear garden, mature hedging to one side and a wildlife pond, tucked away in one corner. The front door leads directly into a hallway with access to the cloakroom and the ground floor living space. A fully open-plan flow provides generous dining space to the front with unspoilt views over rolling fields whilst, with a rear aspect is the living space which includes a wood burning stove with exposed brick hearth and surround. French doors open out to the rear garden with this space also open to the kitchen, separated by a breakfast bar. The first floor provides three bedrooms, two with a front aspect and one to the rear, each with excellent rural views, all serviced by a modern, contemporary, four-piece, family bathroom. A generous sized rear garden has very recently been landscaped following the installation of a new drainage system and includes newly erected closeboard fencing to one side along with mature borders. To the far end of the plot, bordered by post and rail fencing to offer views over the meadow beyond, is the insulated home office, complete with power, air conditioning/heating and internet access, with French doors to the front opening out under a pergola. The property is Freehold with mains water and electricity connected along with private drainage and oil-fired central heating to radiators.

The property can be found on Hatchet Hill within the village of Lower Chute, just one of The "Chutes" that can be found six miles north-west of Andover within the southern edge of the North Wessex Downs National Landscape. Very close by is the award-winning Hatchet Inn, a 13th century thatched pub with ensuite accommodation, restaurant and bar. Just to the north of the village is the spectacular Hippencombe Valley with Chute Causeway, a Roman Road traversing the top of the escarpment. The location lends itself perfectly for those who might need to commute into London with a choice of available mainline stations within less than a half hour drive (Great Bedwyn and Hungerford into Paddington in less than an hour or Andover into Waterloo in just over an hour).

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

