

Upper Chute, SP11
 Approximate Gross Internal Area = 122 sq m / 1317 sq ft
 Approximate Garage Internal Area = 19 sq m / 200 sq ft
 Approximate Total Internal Area = 141 sq m / 1517 sq ft

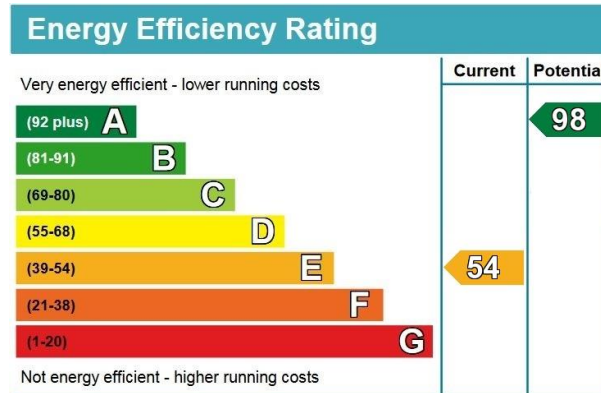


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



Limmer Cottage, Upper Chute

Guide Price £615,000 Freehold



- No Onward Chain
- Open Plan Kitchen/Dining Room
- Conservatory
- Two Further Double Bedrooms
- Driveway & Garage

- Tranquil Village Location
- Living Room
- Master Bedroom Suite
- Family Bathroom
- Mature Wrap Around Garden

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.

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Available to the property market with No Onward Chain, this is a rare opportunity to acquire this spacious, three-double-bedroomed detached bungalow in a truly rural, village location. The property is located in the village of Upper Chute, set amongst the beautiful rolling countryside and chalk downland on the Hampshire/Wiltshire border. The property benefits from a good-sized, mature and secluded wrap around garden along with a detached garage with power and lighting. The accommodation itself has a practical layout and comprises an open-plan kitchen/dining room that includes a wood burning stove, conservatory, living room, master bedroom suite, two further double bedrooms and a family bathroom. There is driveway parking for up to three vehicles at the front of the property, leading to the garage. Viewing is highly recommended to appreciate everything that the property has to offer as well as the tranquil location.

Almost hidden behind mature hedging, the front of the property is accessed via a gate and path leading to a terrace that overlooks the main part of the garden to one side of the property. The front door opens into a central hallway with the living accommodation all to the left of the hallway. A dual-aspect living room takes in those views over the garden with then the open-plan kitchen/dining room, generous in size, definitely the heart of the property. As well as the wood burning stove at one end of this room, there is a range of eye and base level cupboards and drawers, complimented by solid wood work surfaces, plus a range style cooker, a washing machine, tumble dryer and space for a fridge freezer. The kitchen provides external access to the driveway along with bifold doors that open out to a generous conservatory, itself with French doors opening out to a patio area. The three bedrooms are arranged to the right of the hallway with the master suite, light and airy with a dual aspect, including French doors opening out to the same patio as the conservatory. The family bathroom is located at the end of the hallway and services the other two double bedrooms.

The property is located just past Tibbs Meadow within the heart of the village of Upper Chute. The most northerly of the "Chutes", the village can be found six miles north-west of Andover on the southern edge of the North Wessex Downs National Landscape. Just to the north of the village is the spectacular Hippienscombe 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.

