

# Scots Poor



Chute Causeway, Wiltshire SP11 9EX



# An attractive substantially extended and well-designed family house set in a secluded downland setting, in about 3.84 acres with a separate cottage, outbuildings and equestrian facilities.

Andover 8 miles, Marlborough 15 miles, Hungerford 12 miles, Salisbury 23.9 miles,  
Newbury 14 miles

- A truly secluded setting with amazing views yet conveniently located close to stations and motorway network
  - A Grade II Listed thatched house with stunning oak framed extension
  - Beautifully designed accommodation with 4 reception rooms, a vaulted Kitchen/dining room, five Bedrooms and four Bathrooms
  - Separate spacious one bedroom cottage with adjoining barn room
- 4 box stable block, 5 railed paddocks, all weather arena, in all about 3.84 acres







### Location

Scots Poor is situated in a beautiful rural setting with amazing views over farmland, on the ancient Chute Causeway, a Roman road running from Winchester to Mildenhall. It lies in the North Wessex Area of Outstanding Natural Beauty, and the lovely rolling countryside offers extensive walking and riding opportunities from the doorstep.

There are a wide range of amenities available in Andover and the nearby market towns of Hungerford and Marlborough including High Street shops, Waitrose and other supermarkets, excellent leisure facilities as well as cafes and restaurants.

There is a wide choice of good schools in the area, including Vernham Dean primary school, Farleigh, Horris Hill and Thorngrove prep schools, Marlborough College, Dauntsey's and the house is in the catchment for St John's in Marlborough.

Road and rail communications are excellent with fast train services from Andover to Waterloo, Great Bedwyn and Hungerford into London Paddington. Easy access to M3, M4 and A303.

### Description

Scots Poor is a Grade II Listed former Drovers' Inn dating from the 17<sup>th</sup> Century. Originally a timber-framed house with later brick and flint elevations under a recently re-thatched roof. The property was extended in 2010 with an oak frame two-storey addition plus basement under a tiled roof. The accommodation has been beautifully designed with handmade clay tiles on the floors of the original cottage and slate tiling on the ground floor elsewhere. Upstairs floors are of oak and elm with limestone tiles in the bathrooms. The heating is provided by a ground source heat pump with under floor heating in the extension. The old, beamed



reception rooms show period features reflecting the history of the house.

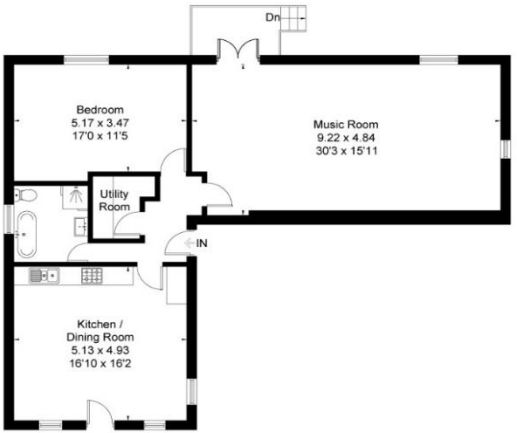
The large light-filled kitchen/dining room has a full height vaulted area with large windows taking advantage of the extensive views of surrounding countryside. A basement level has additional accommodation.

### Main house

The house is entered via the oak side door into an impressive Hallway off which is a **cloakroom** and **Utility Room**. This leads to the large **Kitchen/Dining/Sitting Room** with slate flooring, French doors and a central island with built-in electric cooker, a four door electric AGA, space for dishwasher, double stainless steel sink unit and walk-in larder. Folding/sliding doors lead to the patio. From the Hall, stairs lead down to the lower ground floor where there is



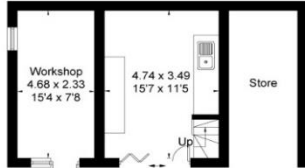
Approximate Floor Area = 303.7 sq m / 3269 sq ft (Excluding Void)  
Basement = 61.1 sq m / 658 sq ft  
Outbuildings = 142.2 sq m / 1531 sq ft  
Annexe = 104.6 sq m / 1126 sq ft  
Total = 611.6 sq m / 6584 sq ft



Annexe  
(Not Shown In Actual Location / Orientation)



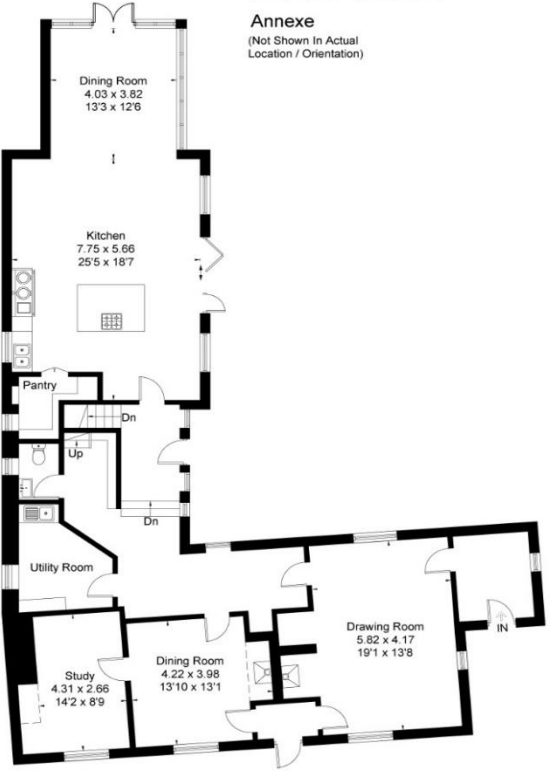
First Floor



Ground Floor  
(Not Shown In Actual Location / Orientation)



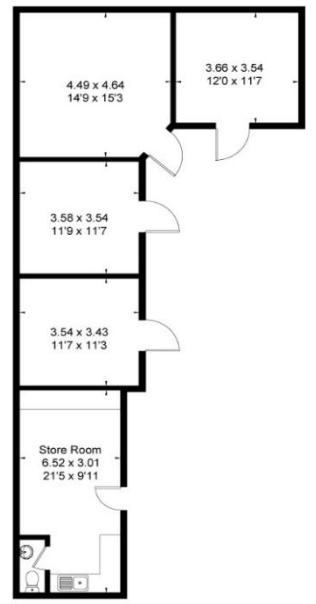
Lower Ground Floor



Ground Floor



First Floor



Stable  
(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #62901

a **Storeroom** with units, a **Library** with terracotta tiled floor leading to a **Double Bedroom** with an **ensuite Bathroom**.

We understand that all construction materials used in the extension and renovation are natural and breathable and the property is also supplied with a whole-house ventilation/heat exchange system.

In the old part of the house there is a passageway leading to a **Dining Room** with an inglenook and log burner, handmade brick flooring and beamed ceilings and walls; **Drawing Room** with inglenook fireplace and log burner, handmade quarry tiles and beamed ceiling; **Study** with a bread oven and oak floors.

A beautiful oak stairway winds up to the first floor open plan landing with glass balustrades and built in cupboards offering extensive storage. This links the new extension to the old house at first floor level. Above the kitchen is a large, vaulted **Bedroom 4** with oak flooring, a **Shower Room** and a **Bathroom**. The first floor of the old cottage has elm flooring throughout, **Bedroom 1**, with **ensuite Bathroom**, and two other **Double Bedrooms**.

#### Cottage

This separate property is a converted Victorian stable of brick elevations under a tiled roof, with electric central heating. The accommodation is beautifully presented with tiled floors and a stable front door. The ground floor consists of a quarry-tiled hallway leading to the slate-tiled **Kitchen/Dining/Sitting Room**, with built in units, sink and electric cooker, and dishwasher. To the back of the cottage is the large **Double Bedroom** with lovely views over the countryside. There is also a **Family Bathroom** and **Utility Room**. Leading off the hallway is the large, converted barn now used as a **Music Room** with a vaulted ceiling, ceramic tiles, underfloor heating, exposed beams, a wood pellet stove, and French doors leading to a small balcony overlooking the valley.

#### Workshop/garage

Constructed of blockwork with timber cladding, is a separate **Garage** range consisting of an open store, a Utility/Workshop area with plumbing, with a useful space above. There is also a storeroom.

#### Stables and Land

There is a detached stable yard constructed of blockwork and timber cladding under a period tiled roof consisting of a **Tack Room** with a range of storage units, a sink and a wc, **3 Loose Boxes** and a **Foaling Box** with a hay/garden **Store**.

There are two railed paddocks adjoining the stables extending to about 0.75 acres and a further 2.1 acres situated to the west which also includes two field shelters and an all-weather carpet fibre arena.

#### Tenure Freehold

**Services** Mains electricity, private water and septic tank drainage. Heating and hot water are provided by ground source heat pump or electricity. Starlink internet is available with speeds of 169Mbps download and 26.3 Mbps upload

#### Council Tax Band G

**Local Authority** Wiltshire Council, County Hall, Trowbridge Wiltshire BA14 8JN, Tel: 0300 456 0100 [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

**Directions** What three words <https://w3w.co/rarely.broads.celebrate>



