

3 Orchard Cottages
Chute Forest



ORCHARD
COTTAGES

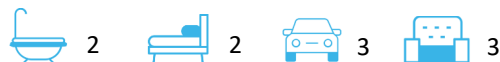
1 ORCHARD COTTAGES



A charming and traditional estate cottage with the benefits of increased garden and attached annex.

3 Orchard Cottages, Chute Forest,
Andover, Hampshire, SP11 9DE

Guide Price:
£475,000



- Area Of Outstanding National Beauty
- Home Working / Annex Potential
- Fantastic Garden
- Double Glazed
- Flexible Accommodation
- No Onward Chain
- Well maintained
- Conservatory
- Wood burners and Open Fire
- Integral Garage

The Property

3 Orchard Cottages has been in the same ownership since 1979, and is now offered to the market with no onward chain. The original cottage, built for staff at the manor house, is of brick construction with a tiled roof. Extended to the front and rear, the cottage now offers a kitchen to the front, two reception rooms in the middle and a conservatory at the rear. Upstairs, there are two bedrooms and a bathroom.

The kitchen has a triple aspect with a door to the driveway at the front. There is a good range of worktop space, with storage cupboards above and below, around the sides, giving plenty of room for cooking and preparing meals. In the middle of the room, there is enough room for a table and chairs. The white goods will be included in the sale.

The dining room adjacent to the kitchen, has a wood burner and space for a table and chairs, whilst the sitting room has an open fire in a feature brick and tile fire place. From the sitting room, there are double doors to the conservatory and a door to the front porch. Completing the downstairs is a WC and porch connecting the annex.

Upstairs are the two good sized bedrooms and a bathroom. The bathroom has a shower over the bath and a window to the side of the property. The hot water cylinder is housed in the bathroom cupboard.

Attached to the cottage is the annex, which provides a utility room, a shower room and an integral garage (with electric door). Internal stairs lead up to a superb studio space covering the whole of the first floor. This room is lovely and light and has views over fields to the front and the garden to the back. The wood burner is a real centre piece to the room.

Tenure

Freehold

EPC Rating

39 (E)

Outgoings

Council Tax Band: D

Size

1,872 sqft (total)

Andover 6.5 Miles • Newbury 17 Miles • Stockbridge 15 Miles





Outside

On arrival to No. 3 Orchard Cottages, you will see a pretty front garden with an area of lawn and roses climbing over the front of the house. There is parking on the brick paved driveway, with space for a couple of cars.

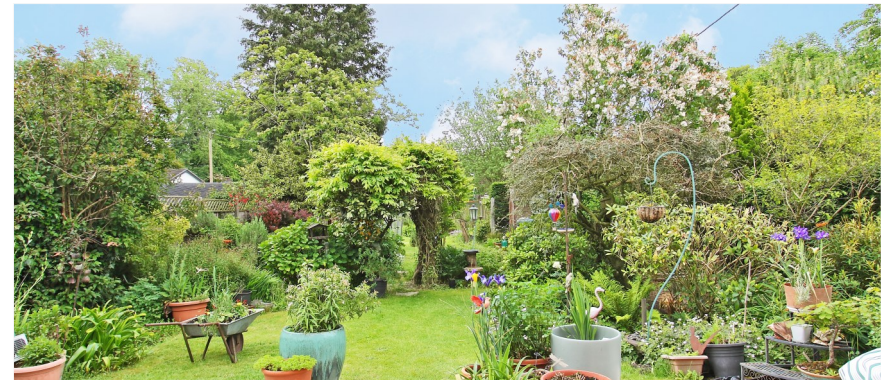
Behind the house, the garden has been extended into what was the orchard, giving the cottages their names. This beautiful and fully enclosed space gives areas of lawn with mature trees and shrubs, a wisteria arch, pond, sheds and a greenhouse. Between the lawn and the house is a generous area of paved terrace, facing south, east and with doors to the porch, utility and conservatory.

Location

The property is located in the heart of Chute Forest. The Chutes are a collection of villages in the beautiful Wiltshire countryside. In Upper Chute there is a village hall and the popular Hatchet Inn pub in Lower Chute. The local countryside is highly desirable and there is an abundance of local countryside walks. The local primary school is in Vernham Dean about 3 miles distant and serves the village and the surrounding region. The area is well known for highly regarded independent schools as well as state primary and secondary schools in Andover and Newbury. Local amenities are available in Weyhill and Ludgershall, whilst more comprehensive facilities can be found in Andover and Hungerford. The road access is good with the A303 to the south and the A34 to the north. There are railway links to both London Paddington from Pewsey in an hour and from Andover to Waterloo within 70 minutes.

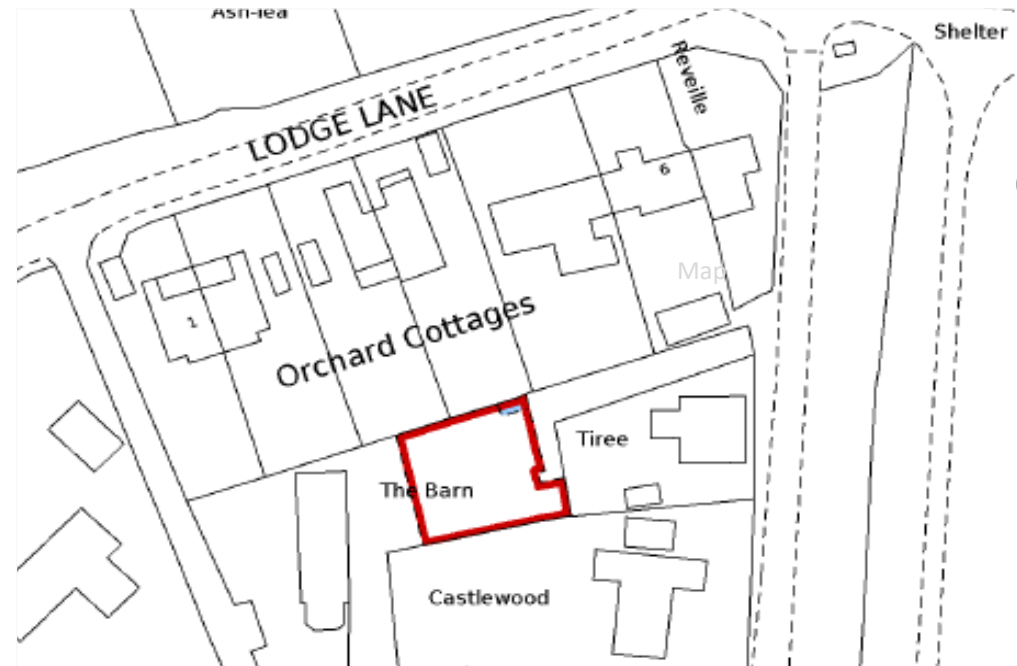
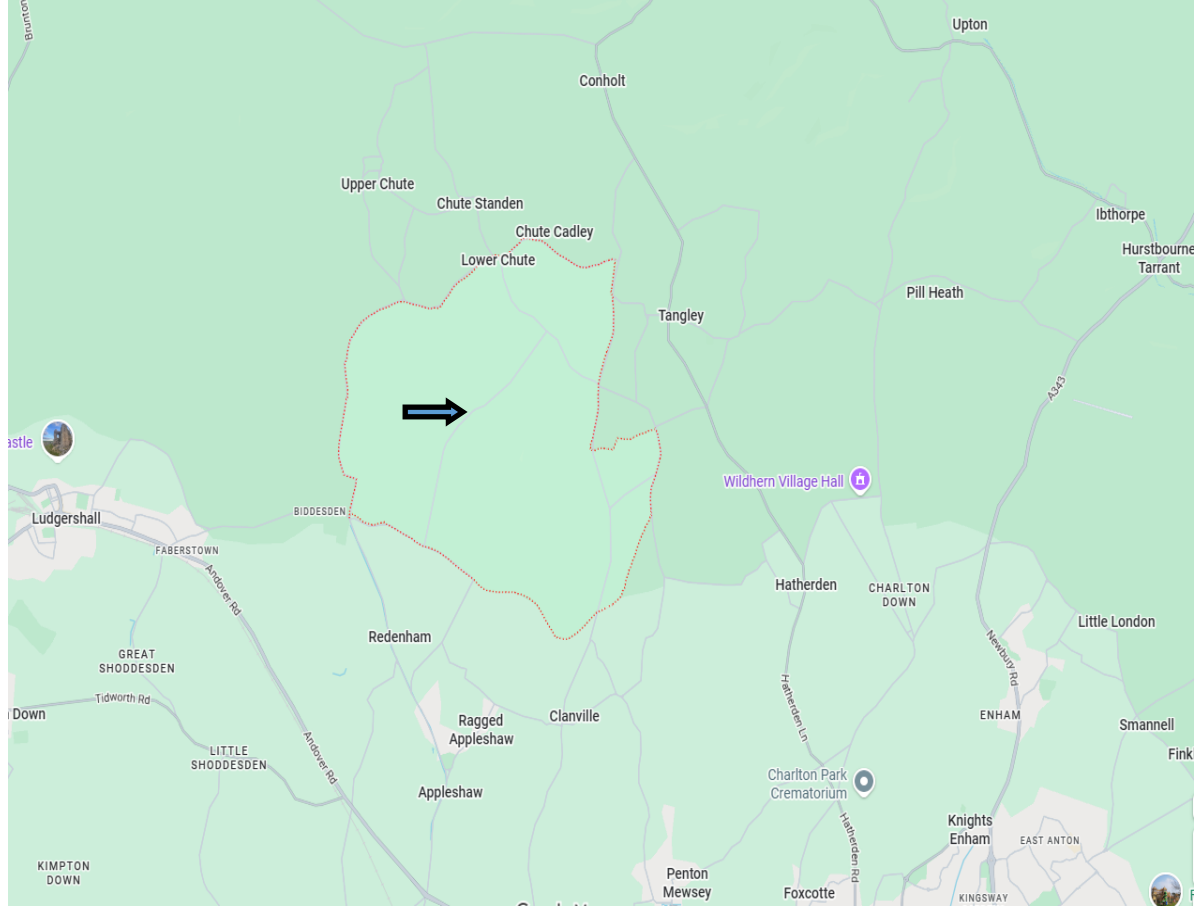
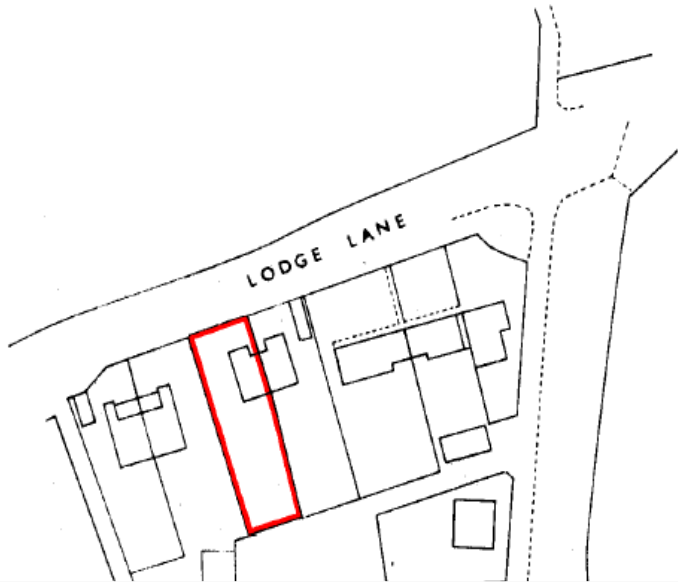


Services - Mains electricity and water connected, private drainage. Electric radiator heating.

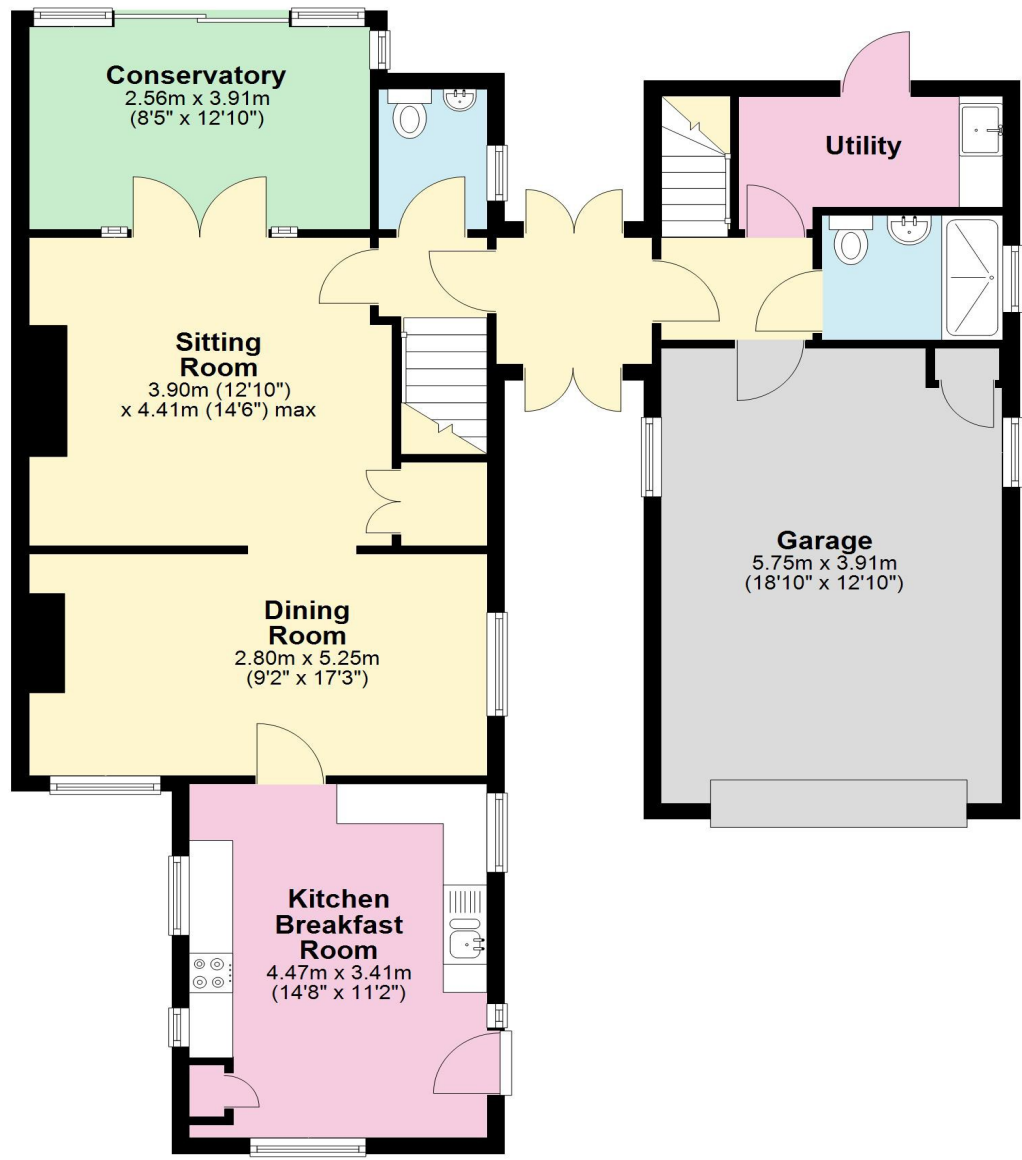


Enlarged from 1/2500

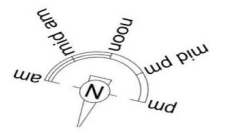
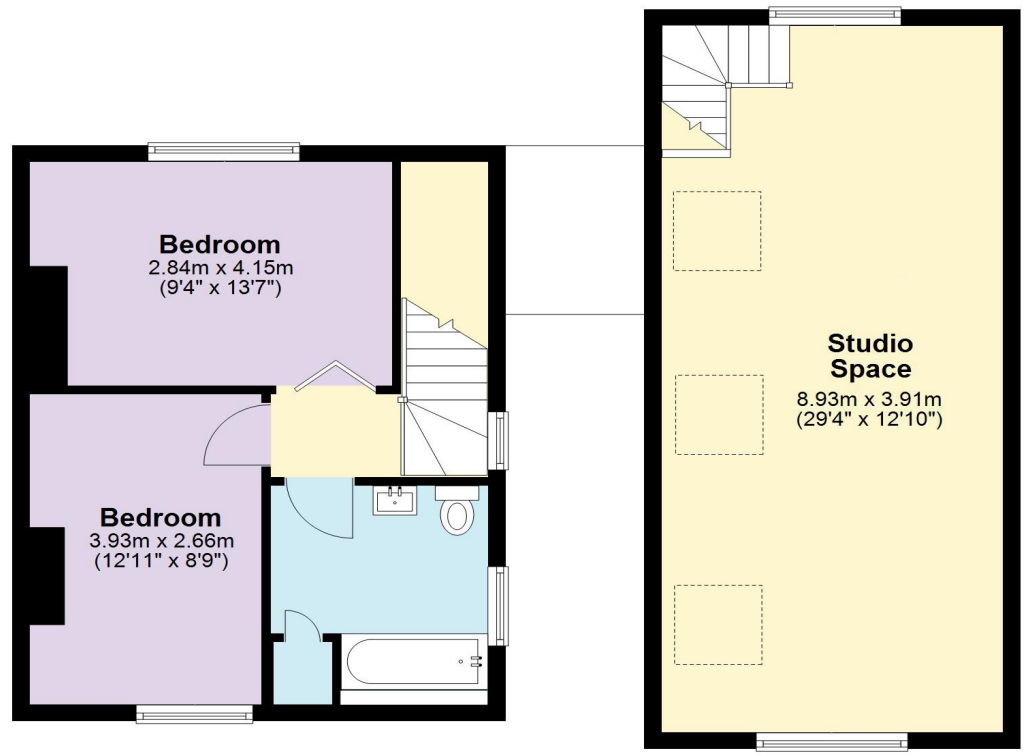
CHUTE FOREST PARISH



Ground Floor



First Floor



Total area: approx. 173.9 sq. metres (1872.0 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them.
Measured and drawn to RICS guidelines

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