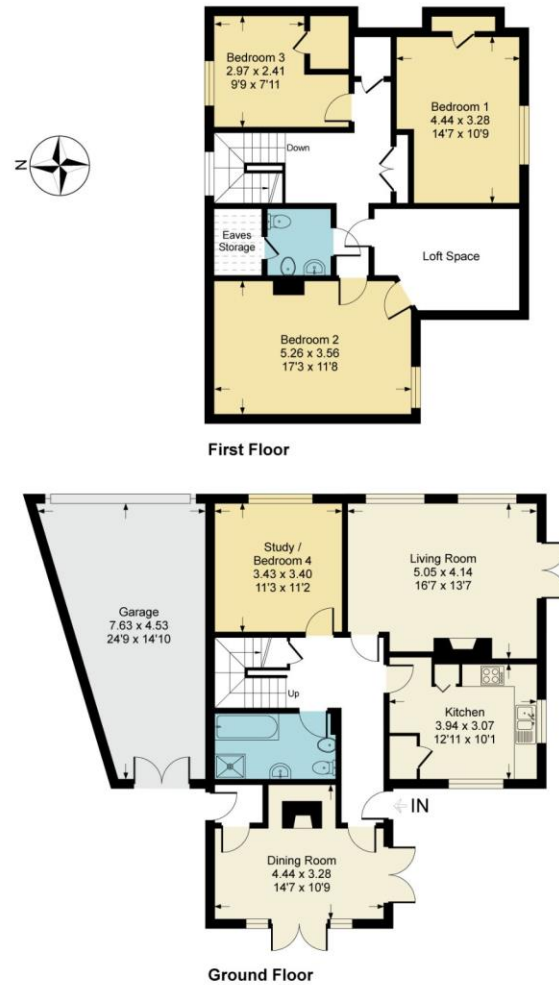


Chute Forest, SP11

Approximate Gross Internal Area = 153.8 sq m / 1655 sq ft
 Approximate Garage Internal Area = 25.2 sq m / 272 sq ft
 Approximate Total Internal Area = 179 sq m / 1927 sq ft

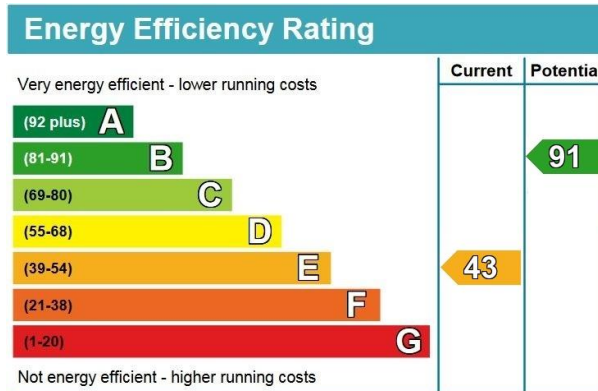


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



Tiree, Chute Forest

Guide Price £565,000 Freehold



- **Unique Characterful Detached Home**
- **Entrance Hallway**
- **Kitchen**
- **Ground Floor Bathroom**
- **First Floor Cloakroom**
- **Tranquil Rural Location**
- **Living Room & Dining Room**
- **Study/Bedroom Four**
- **Three Double Bedrooms**
- **Garage, Driveway & Attractive 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 for the first time in almost half a century, this is a rare opportunity to acquire a truly unique, characterful three-double-bedroomed, detached house in a stunning and truly rural location. The property is located in the village of Chute Forest, the village name giving an obvious clue to its surrounding environment, set amongst the beautiful rolling countryside, woodland hangers and chalk downland on the Hampshire/Wiltshire border. The property benefits from generous driveway parking plus a large, attached garage with power and lighting, whilst a mature, tranquil and attractive garden to the rear offers a perfect relaxing retreat and is a real feature of the property.

The accommodation itself, well-presented throughout, has a practical, light and airy layout with generous reception space and comprises a ground floor with an entrance hallway that has built-in storage. Natural light floods into the hallway from the window on the stairwell. A dual-aspect living room has windows to the front and French doors opening out to the side of the property and includes an inset solid fuel fire set on a granite hearth with a tiled surround and decorative wooden mantle. The kitchen, with windows to the side and the rear, benefits from a walk-in pantry and features a ceramic hob, built-in, eye-level combination oven and oven/grill, plus an integrated fridge/freezer, washing machine and dishwasher. Another good-sized dual-aspect room is the dining room, which has two sets of French doors opening out into the rear garden with its centrepiece, a wood-burning stove set within a decorative inglenook. A ground floor bathroom includes a separate bath and shower enclosure along with a WC, hand wash basin and a heated towel rail. Finally, on the ground floor, there is the study, which could easily double up as a fourth double bedroom.

The first floor provides three good-sized double bedrooms, two of which have built-in wardrobe storage. There is a separate first floor WC with a bidet and hand wash basin. The first-floor landing also provides access to a very practical loft space, currently utilised for storage. There is additional eaves storage space accessed from the first floor WC. Outside, the front of the property is bordered by mature hedging and has a block paved driveway which provides vehicular access to the garage, complete with an automated roller door. There is separate gated access to an additional gravel driveway at the side of the property with then gated access into the rear garden.

The property can be found just off Lodge Lane within the village of Chute Forest, 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. Nearby in the village of Lower Chute is the award-winning Hatchet Inn, a 13th century thatched pub with ensuite accommodation, restaurant and bar with a little further north, the spectacular Hippinescombe Valley with Chute Causeway, a Roman Road which traverses 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).

