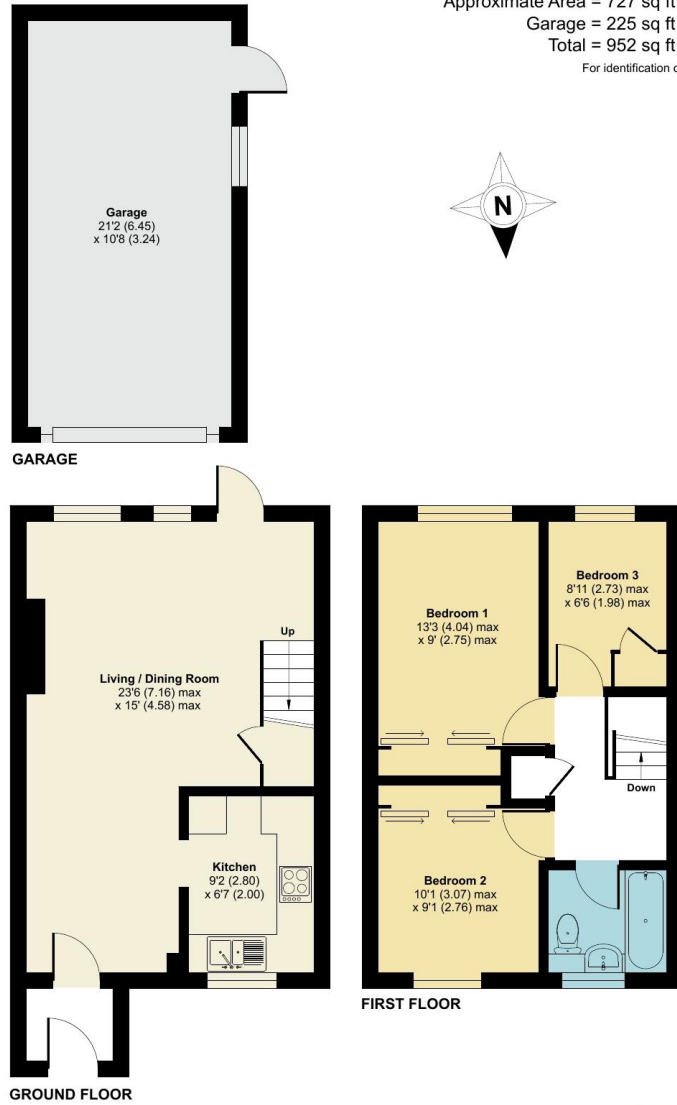


Tibb's Meadow, Upper Chute, Andover, SP11

Approximate Area = 727 sq ft / 67.5 sq m
 Garage = 225 sq ft / 20.9 sq m
 Total = 952 sq ft / 88.4 sq m
 For identification only - Not to scale

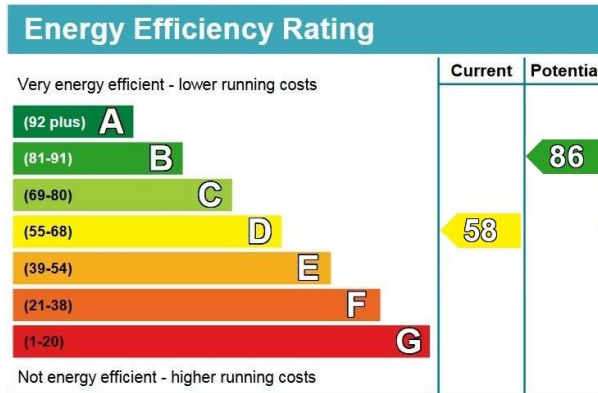


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Austin Hawk Ltd. REF: 1332170



12 Tibb's Meadow, Upper Chute

Guide Price £299,950 Freehold



- Entrance Lobby
- Kitchen
- Bathroom
- Garage

- Living/Dining Room
- 3 Bedrooms
- Parking
- Mature 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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DESCRIPTION:

A rare opportunity to acquire this three bedroom terraced house 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 accommodation comprises entrance lobby, spacious living/dining room with stairs to the first floor and a door to the garden, a kitchen, three first floor bedrooms and a bathroom. Outside, there is driveway parking alongside the property and a garage whilst to the rear there is a garden with mature shrubs and trees.

LOCATION:

Tibbs Meadow is a quiet cul-de-sac 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 Area of Outstanding Natural Beauty. Just to the north of the village is the spectacular Hippenscombe 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).

ACCOMMODATION:

Front door into ENTRANCE LOBBY with door into:

LIVING/DINING ROOM:

Windows and door to rear garden. Feature open fireplace and stairs to first floor with understairs storage cupboard.

KITCHEN:

Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl sink with drainer. Free standing cooker with extractor over, space and plumbing for washing machine and space for fridge/freezer.

FIRST FLOOR LANDING:

Loft access, airing cupboard with wall mounted boiler and hot water tank. Doors to:

BEDROOM 1:

Window to rear and fitted wardrobe cupboard.

BEDROOM 2:

Window to front and fitted wardrobe cupboard.

BEDROOM 3:

Window to rear and over-stairs cupboard with shelving.

BATHROOM:

Window to front. Panelled bath with shower over, vanity cupboard with wash hand basin and WC with concealed cistern.

OUTSIDE:

To the front there is an area of lawn with shrubs and steps down to the front door. There is a GARAGE located at the end of the terrace with gravelled parking for two cars to the front.

REAR GARDEN:

Patio area adjacent to the house. The remainder is laid to lawn with mature shrubs and trees and open access across the rear of the terrace to the back of the garage and a gate.

TENURE & SERVICES:

Freehold. Mains water and electricity are connected. Private drainage. Oil fired central heating to radiators.

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.

