



1 Manor Cottage Upper Chute SP11 9EJ

A three bedroom semi detached cottage situated in the centre of this popular village



Situation

1 Manor Cottages is situated in Upper Chute, a delightful village in the midst of rolling countryside on the Wiltshire/Hampshire border. There is a thriving community with a church and village hall. The local countryside is renowned for its beauty including the Chute Causeway which is ideal for walking and riding. Nearby Vernham Dean's Primary School (Ofsted rated Good across all areas) serves the village and the area is renowned for a number of highly regarded Independent Schools in Winchester, Salisbury and Andover as well as good State Primary and Secondary Schools.

A wider range of amenities can be found in nearby Andover comprising recreational, retail and educational facilities. The Historic market town of Hungerford is just 20 minutes' drive. Main line railway stations at Andover to the South and Hungerford to the north offer services to London Waterloo (1 hour 12 minutes) and London Paddington (1 hour 18 minutes). Road communications are well served by the proximity of the A303 linking to the West Country and the M3 to London, and the A34 to the north.



Andover 8 miles • Hungerford 12 miles
Newbury 18 miles • Salisbury 22 miles
Winchester 26 miles

**A pretty period cottage
requiring some modernisation**

Entrance Hall • Sitting Room • Dining Room
Kitchen • Rear Lobby • 3 Double Bedrooms
Bathroom • Garden Storage Shed
Parking • Attractive Gardens

The Property

1 Manor Cottages is a pretty brick and flint cottage in need of some modernisation, with potential to extend subject to the necessary planning consents. The accommodation is arranged over two floors, comprising a sitting room with an open fire and a separate dining room with a brick floor. The kitchen opens to a rear lobby which provides access to the garden. On the first floor there are three double bedrooms (two of which have open fireplaces) and a family bathroom.

Outside

The property is approached from the village road with a pedestrian gate opening to the gardens with lawns to the side and rear. Mature trees, fruit trees and shrubs. Brick storage shed.

There is a vehicular access to the rear of the cottage which leads to the car parking area. A pedestrian gate provides access to the rear garden.

Additional Information

Electric heating. Mains water and electricity. Private drainage.

Local Authority

Wiltshire Borough Council Tel 0300 450100

Viewings

Strictly by appointment through Myddelton and Major Tel. 01264 316000



Ground Floor

Approx. 50.7 sq. metres (546.2 sq. feet)



First Floor

Approx. 50.8 sq. metres (547.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	23	32
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact Rating (CO ₂)		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(102 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	20	24
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Directions

From Andover follow the A342 towards Ludgershall. Take a right turning towards Appleshaw and pass through the village and onwards to Redenham. Continue on the road and across the staggered crossroads at Biddesden House. Follow the road for approximately 1½ miles and take the first left and then a right fork after 100 yards, up the hill to a T-junction, turn left to Upper Chute, at the triangle of grass, bear right, after another 100 yards turn left opposite the church, go down the lane a few hundred yards and Manor Cottages are on your right hand side. For parking, follow the lane to the T-junction, turn right, and the second turning on the right hand side is the drive way and car parking for Manor Cottages.

33 London Street, Andover, Hampshire SP10 2NU

01264 316000

www.myddeltonmajor.co.uk

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