



5 UPPER CHUTE
ANDOVER, WILTSHIRE

EVANS & PARTRIDGE











5 UPPER CHUTE, ANDOVER, WILTSHIRE, SP11 9EQ

AN EXTENDED SEMI-DETACHED FAMILY HOUSE WITH WELL PRESENTED ACCOMMODATION ARRANGED ON THREE FLOORS TOGETHER WITH PLENTY OF OFF ROAD PARKING AND A LARGE GARAGE/WORKSHOP QUIETLY SITUATED IN THIS BEAUTIFUL RURAL VILLAGE

**THE NORTH WESSEX DOWNS
AN AREA OF OUTSTANDING NATURAL BEAUTY
ENTRANCE AND RECEPTION HALLS
LIVING ROOM - LARGE KITCHEN - FAMILY ROOM - UTILITY/WC
3 DOUBLE BEDROOMS - DRESSING ROOM - SPACIOUS BATHROOM
GARDEN - PARKING - DETACHED GARAGE/WORKSHOP**

OFFERS INVITED AROUND: £425,000 Freehold

DESCRIPTION

A semi detached family house that has been extensively extended and remodelled by the present owners, with cream-rendered elevations beneath a tiled roof with double glazing and oil-fired central heating. The accommodation comprises an enclosed entrance hall/boot room leading into the reception hall, a good-sized living room with an open fire, and a central open-plan kitchen/dining room with granite worktops, opening via a wide step down to a family room with folding glazed doors onto a decked area and the garden. There is also a useful utility room including a ground floor WC. The first floor includes two double bedrooms, one enjoying outstanding distant views, together with an impressive family bathroom fitted with a contemporary bath, twin basins and a separate shower. The principal bedroom is accessed via a first-floor hall/dressing room with steps leading up to the bedroom within a loft conversion. The property further benefits from a manageable enclosed garden, ample parking, and a useful garage/workshop with an inspection pit.

LOCATION

The property is situated in the peaceful hamlet of Upper Chute which has a church, village hall and bus service and is surrounded by rolling countryside; there is a public house in the neighbouring hamlet of Lower Chute. The Chutes are a wonderful area for country walks and cycling - Chute Causeway with its stunning views is within walking distance. Newbury is 14 miles to the north, whilst Andover is also within easy reach and offers a comprehensive range of shopping, and educational facilities as well as a mainline railway station providing fast services to London Waterloo in 75 mins. Great Bedwyn (6.7 miles) also has a train station with a services to London Paddington in 63 mins. There are also local primary schools at Appleshaw, Vernham Dean and Hatherden, and the A303 is close at hand allowing convenient access to London and the West Country.

ACCOMMODATION

Approach

A flagstone path from driveway leads to the front entrance. Outside lantern style lights are positioned on either side of a UPVC and glazed entrance door which opens into:

Entrance Hall

Vaulted ceiling with a central pendant light and high apex window to the front aspect. Patterned ceramic tiled flooring. Deep alcoves to either side, one with a built in bench and coat hooks above. Part glazed door to:

Reception Hall	Terracotta style tiled flooring. Radiator within a decorative cover. Window to the side aspect. Staircase with balustrade rising to the first floor with understairs cupboard. Pendant light. Open doorway to the kitchen/dining room and panel door to:
Living Room	A good sized extended reception room with an open fireplace housing a Jetmaster fire with patterned ceramic surround and raised slate hearth. Recesses to either side of the chimney breast, one with deep pine display/book shelving. Picture window to the front aspect and wall lights.
Kitchen/Dining Room	Solid fuel Rayburn with traditional double hob and ceramic tiled splashback. Polished granite work surfaces and granite tiled splashbacks. Range of wall and base units with solid wood doors, drawers, open shelving, glazed display cabinets, wine rack, tray storage and a tall corner pantry cupboard. Belfast style sink with mixer tap and polished granite drainer. Built in oven and grill. Ceramic hob with glass splashback and extractor hood above. Plumbing for a dishwasher and space for a tall fridge freezer. Picture window overlooking the rear deck and garden. LED downlights and terracotta style ceramic tiled flooring throughout. Space for a dining table and window to the side aspect. Opening with a wide step down to:
Family Room	Terracotta style ceramic tiled flooring continues. Glazed folding doors open onto the rear deck and garden. Half glazed door with side window opening onto the driveway. Pendant light and panel door to:
Utility Room/WC	Oak effect work surface with inset stainless steel sink and mixer tap, cupboard below. Recess with plumbing for a washing machine and space for a tumble dryer. Broom cupboard. Metro tiled splashbacks. Low level WC with concealed cistern. Heated towel rail. Terracotta style ceramic tiled flooring. Obscure glazed window to the rear aspect and LED downlights.
<u>First Floor</u>	
Landing	Balustrade overlooking the stairwell. Window to the side aspect. Wall lights. Panel doors to the principal bedroom suite, bedrooms two and three, and the family bathroom.
<u>Principal Bedroom Suite</u>	
Dressing Room/Hall	Window to the front aspect. Built in wardrobes with open shelving to one end. Pendant light. Exposed timber framework. Wide staircase rising to:
Bedroom	(Second Floor) A large room with sloping ceilings and two narrow roof windows to the rear aspect with fitted blinds. Further window to the gable end. Half landing with balustrade and deep eaves storage cupboard. Pendant lights.
Bedroom Two	Double bedroom with picture window to the front aspect. Chimney breast with alcove to one side incorporating high level display shelving. Deep built in double wardrobe to the opposite side. Pendant light.
Bedroom Three	A further double bedroom with picture window to the rear aspect offering far reaching views. Pendant light and two deep shelved cupboards.

Family Bathroom	A spacious bathroom with painted wash stand incorporating two raised ceramic basins with cupboards and drawers below and mosaic tiled splashback. Contemporary freestanding oval bath with raised mixer tap. Heated towel rail. Large shower enclosure with sliding glass door and mixer shower. Low level WC. Window to the side aspect. LED downlights. Extractor fan. Airing cupboard housing the hot water cylinder and immersion heater.
<u>Outside</u>	
Front	Hedge enclosed front garden. Access from the village road onto a concrete driveway providing parking. Timber double gates open onto a long extended concrete driveway which passes the house and leads to:
Garage and Workshop	A substantial timber clad and weatherboarded building beneath a slate roof. Up and over door and separate pedestrian door to the front. Inspection pit. Light and power connected. Worcester oil fired boiler located in one corner.
Rear Garden	Raised deck accessed from the family room with wide steps leading down to a small lawn. Summer house in the rear corner. Sleeper retained rose and shrub borders. The garden is enclosed by mature hedging, plants and trees.
Services	Mains water, electricity and drainage. Oil Fired Heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
Directions	SP11 9EQ
Council Tax Band	Test Valley Borough Council - Band C

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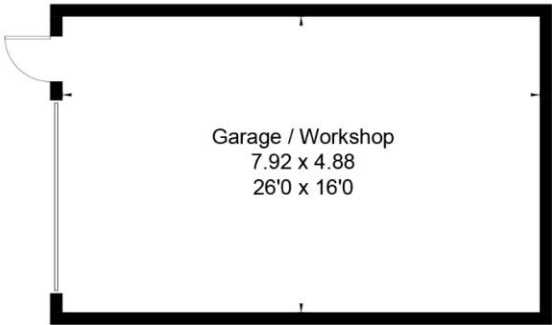
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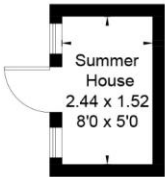
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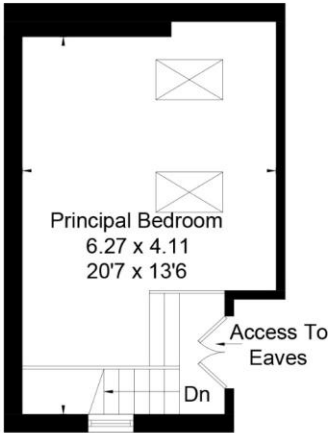
Approximate Floor Area = 182.0 sq m / 1964 sq ft
Outbuilding = 4.0 sq m / 40 sq ft
Total = 186.0 sq m / 2004 sq ft



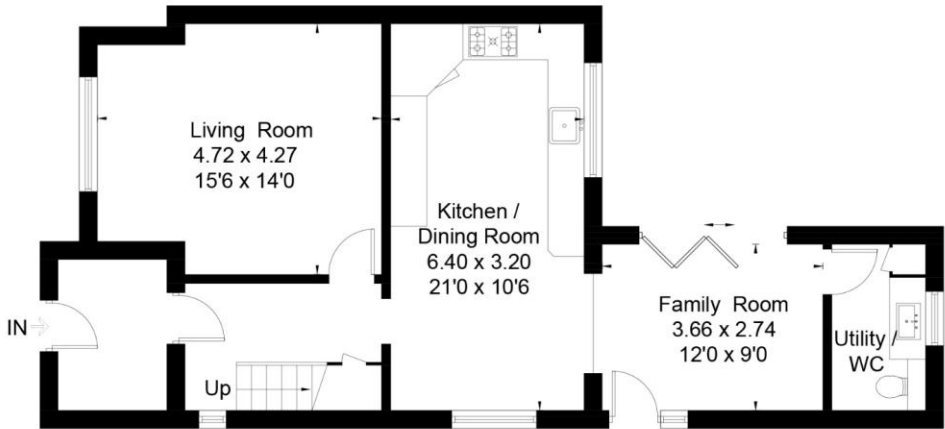
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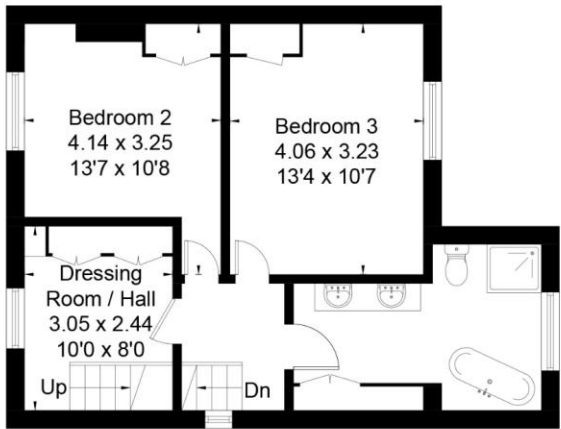
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Second Floor



Ground Floor



First Floor



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