



Chapel Cottage, Lower Chute, Andover, Wiltshire, SP11 9DX

£1,750 PCM





DESCRIPTION

A newly constructed, excellent modern four bedroom detached house, with high quality and stylish fittings throughout, well-proportioned accommodation, private garden backing on to open fields, driveway and timber single garage.

LOCATION

The hamlet of Lower Chute, one of the sought after Chutes, in the North Downs Area of Outstanding Natural Beauty. Local amenities are available in Weyhill and Ludgershall whilst more comprehensive facilities can be found in Andover (6 miles). Within the Chutes there is a village hall and public houses including The Hatchet Inn in Lower Chute, within a very short walk of the property, and The Fox Inn at Tangley. Vernham Dean's primary school (Ofsted rated good across all areas) serves the village and the surrounding region is well known for highly regarded independent schools in Winchester and Salisbury with good state primary and secondary schools in Andover. Road access is good with the A303 to the south and the A34 to the north. There

are mainline railway stations at Andover (London Waterloo), Hungerford and Newbury (London Paddington).

ACCOMMODATION

From the open porch, the front door opens into:

Entrance Hall

A welcoming area with real wooden flooring, stairs to the first floor and doors to all rooms.

Cloakroom

With w/c and hand basin.

Living Room

A good sized room with double aspect and a log burner set on a slate hearth.

Study

With double aspect, the perfect 'Work From Home' space.

Kitchen / Family / Dining Room

An impressive, large and airy space, a heart of the home

and entertaining space with views over the garden and fields beyond. A pair of French doors open onto the terrace and garden. The kitchen area is well appointed with contrasting white and black shaker style floor and wall mounted units, with wooden worksurfaces over, including an Island Unit. Inset double Butlers sink with mixer tap, integrated electric oven with ceramic electric hob over and extractor fan above. Integrated microwave oven, fridge and freezer. Tiled splashbacks and flooring. Door to:

Utility Room

First Floor Landing

Doors to all rooms.

Bedroom 1

A large double bedroom with a window to front and door to:

En Suite Shower Room

With white suite of wash basin, w/c and shower with glass cabinet. Part tiled walls.

Bedroom 2

A further double bedroom with a window to front.

Bedroom 3

A double bedroom with a window to rear with views of fields.

Bedroom 4

A small double bedroom with a window overlooking the garden.

Family Bathroom

Stylishly fitted with a white suite of wash basin, w/c and bath. Part tiled walls.

OUTSIDE

The house is approached over a gravel driveway, leading to the garage. To the rear the full-enclosed garden is mainly laid to lawn, with a terrace area off the kitchen.

Garage

A single garage with double doors.

SERVICES

Mains Electricity and Water. Heating by Air Source Heat

Pump with underfloor heating on the ground floor and radiators on the first floor. Private drainage (Package Ssewage Treatment Plant).

RESTRICTIONS

No smokers or sharers.

TENANCY

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 12 months, thereafter on a monthly basis).

HOLDING DEPOSIT

Equivalent to one week's rent.

DILAPIDATION DEPOSIT

Equivalent to five week's rent.

For further details concerning tenant fees, please contact the office or visit our website www.myddeltonmajor.co.uk.

DIRECTIONS

From the A303 or Andover town centre, follow the A342 Weyhill Road westwards. On reaching Weyhill, turn right onto Rectory Lane signposted to Clanville.

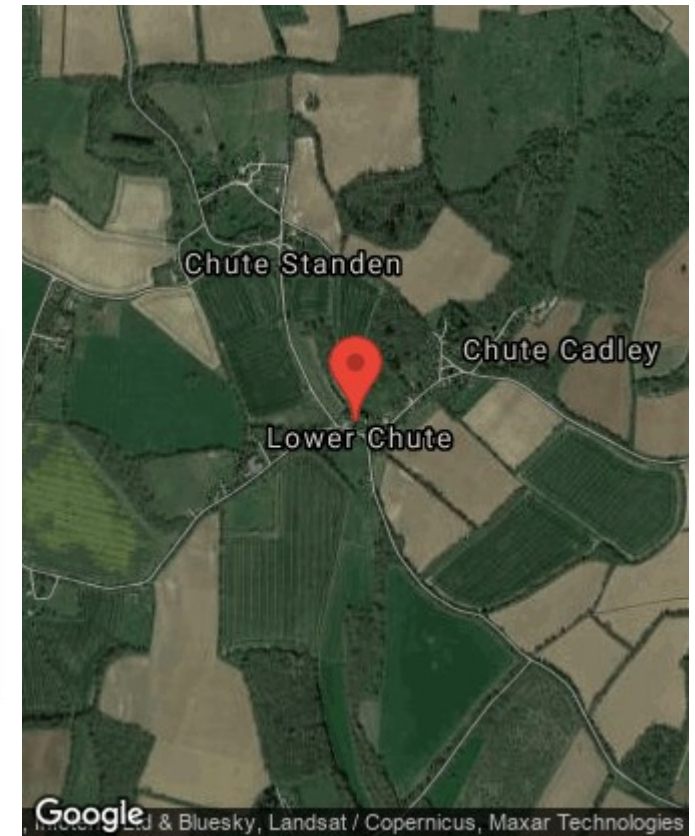
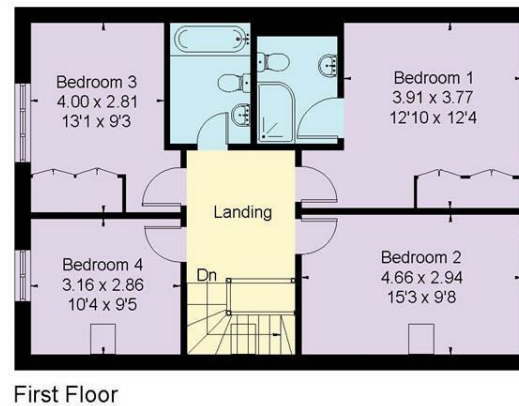
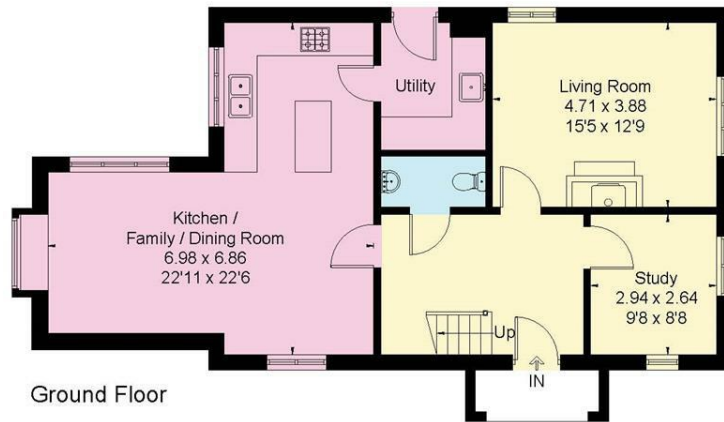
Continuing straight ahead at the crossroads, then follow this road through Clanville. c. 1mile after Clanville turn left signposted to Lower Chute, and proceed into the hamlet. At the triangular green turn right (towards Chute Cadley) and Chapel Cottage will be on the left hand side marked by our To Let board.

COUNCIL TAX

Band TBC. Current Annual Rate 2021-22 £TBC



Approximate Floor Area = 157.7 sq m / 1,697 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(112 plus) A		88
(81-111) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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