



Wesley Cottage, Lower Chute, Andover, Wiltshire, SP11 9DX
£1,700 PCM





DESCRIPTION

A newly constructed, excellent modern four bedroom detached house, with high quality and stylish fittings throughout, well-proportioned accommodation, underfloor heating on the ground floor, private garden backing on to open fields and driveway parking.

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 Tangle. 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

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 a white suite of low level WC and hand basin with unit below.

Sitting Room

A good sized room with double aspect, French doors to the garden and a log burner set on a slate hearth. Carpeted and with television point.

Open-plan Dining Room / Kitchen / Breakfast 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 light grey shaker style floor and wall mounted units, with white granite effect worksurfaces over, including an Island Unit. Inset one & a half Butlers sink with mixer tap, integrated electric oven with ceramic electric hob over and extractor fan above. Integrated microwave oven, fridge and freezer and dishwasher. Tiled splashbacks and wooden flooring. Beyond the kitchen area, an opening leads into:

Utility Room

Fitted wall units with worksurface and inset stainless steel sink with drainer unit and mixer tap. Space and plumbing for a washing machine and additional appliance and cupboards housing the boiler and hot water tanks. Window overlooking the garden and back door to driveway.

From the Dining Room, a door leads to:

Study

With a window to the front of the house, the perfect 'Work From Home' space. Television point.

First Floor Landing

Doors to all rooms.

Bedroom 1

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

En Suite Shower Room

With white suite of wash basin with unit below, low level WC and corner shower with glass sliding doors. Frosted window, radiator and part tiled walls.

Bedroom 2

A further double bedroom with a window to front and television point.

Family Bathroom

Stylishly fitted with a white suite of wash basin with unit below, low level WC and bath. Part tiled walls to splash backs, window.

Bedroom 3

A smaller double bedroom at the rear of the house with views over fields and television point.

Bedroom 4

A small double bedroom with views over fields to the rear and television point.

OUTSIDE

The house is approached over a gravel driveway, providing off street parking for two vehicles. A paved path leads to the front door. To the rear the garden is mainly laid to lawn, with a terrace area off the kitchen and outside tap.

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 Sewage Treatment Plant).

TENANCY

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

RESTRICTIONS

No smokers or sharers.

HOLDING DEPOSIT

Equivalent to one week's rent.

DILAPIDATION DEPOSIT

Equivalent to five week's rent.

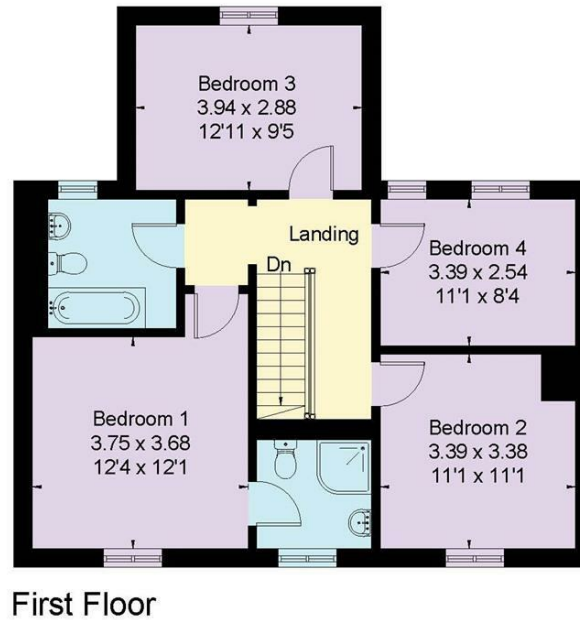
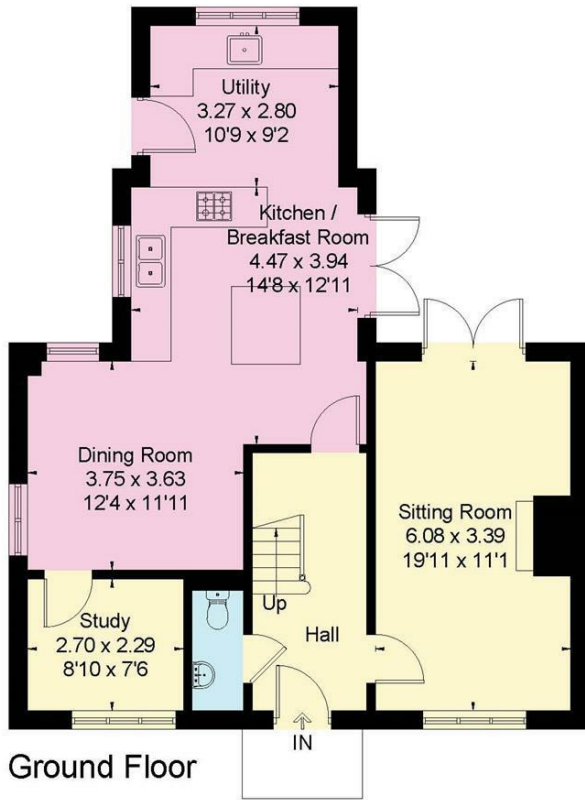
For further details concerning tenant fees, please contact the office or visit our website www.myddeltonmajor.co.uk.

DIRECTIONS

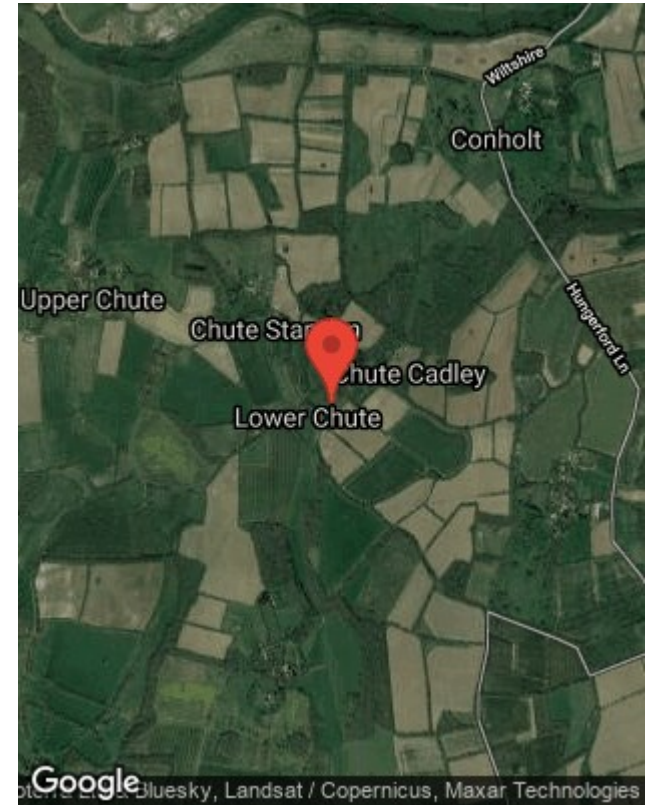
From the A303 or Andover town centre, follow the A342 Weyhill Road westwards. On reaching Weyhill, turn right onto Rectory Lane signposted to Clanville. Continuing straight ahead at the crossroads, then follow this road through Clanville. c. 1mile after Clanville turn left signposted to Lower Chute, and proceed into the hamlet. At the triangular green turn right (towards Chute Cadley) and Wesley Cottage will be on the left hand side marked by our To Let board.



Approximate Floor Area = 148.8 sq m / 1,602 sq ft



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	87
(69-80) C	78
(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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