



Highlands  
Upper Chute, Wiltshire



# Highlands

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Light and spacious home in a peaceful setting  
with south-facing views.

Hall | Sitting room | Dining room | Kitchen/breakfast room | Cloakroom | Utility room | Further cloakroom with shower

Principal bedroom with bathroom | Guest bedroom with shower room | Bedroom three and bedroom four/sitting room with kitchen area and shower room

Delightful mature garden with terrace, pond and garden shed

Andover/A303 8 miles (London Waterloo 70 minutes), Hungerford 12 miles, Marlborough 15 miles,  
Newbury 18 miles (London Paddington 50 minutes), M4 (J14) 15 miles  
(All times and distances are approximate)



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## Wiltshire

Highlands is a charming property on the southern edge of Upper Chute, a popular rural hamlet located north of Andover.

It is situated in the North Wessex Downs Area of Outstanding Natural Beauty and the Upper Chute Conservation Area, surrounded by attractive countryside.

There is a pub in the nearby hamlet of Lower Chute with further shopping and recreational facilities in Andover, Hungerford and Newbury.

Whilst the area is rural, the house is well placed for excellent road and rail connections.

Many popular schools in the area include the primary schools in Vernham Dean, Farleigh, Marlborough College and Godolphin.

## For Sale Freehold

Highlands is an attractive village house with flexible accommodation, well-proportioned and light rooms.

There is a double-aspect sitting room and kitchen with doors leading to a sheltered south-facing terrace, ideal for outdoor entertaining; there are two sets of awnings.

There are three bedrooms, two with en suite baths or shower rooms, and a further sitting room/bedroom with a kitchen and shower room, providing guests with potential self-contained accommodation.

The pretty garden is mainly laid to lawn with various shrubs and fruit trees including greengage and crab apple.

There is an ornamental pond and garden shed. Planning permission was granted for a double garage in August 2023 (Reference PL/2023/05001).

The property is approached via a pair of wooden gates that lead to a drive and parking area.





## Accommodation

See floorplans.

## Services

Mains water and electricity. Private drainage.  
Oil heating. Calor gas fire in the sitting room.  
Electric car charger.

## Fixtures and Fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

## Local Authority

Wiltshire Council  
Tel: 0300 4560100

## Council Tax

Band E

## EPC

Band E

## Directions (Postcode: SP11 9EL)

From Andover, take the A342 west into Weyhill and turn right by the church. Follow this road and pass over the crossroads to Clanville. Drive through Clanville, and after approximately one mile, turn left for "The Chutes". On entering Lower Chute, passing the Hatchet pub on your right, keep right through Chute Standen, up a hill, passing the village hall on your right, towards Upper Chute on Malthouse Lane. On reaching Upper Chute, bear left at the grass triangle, continue along Malthouse Lane, and turn left at the crossroads by the village green. Follow the lane, and Highlands is the last property on the right hand side.

What3words: ///pampering.moguls.tells

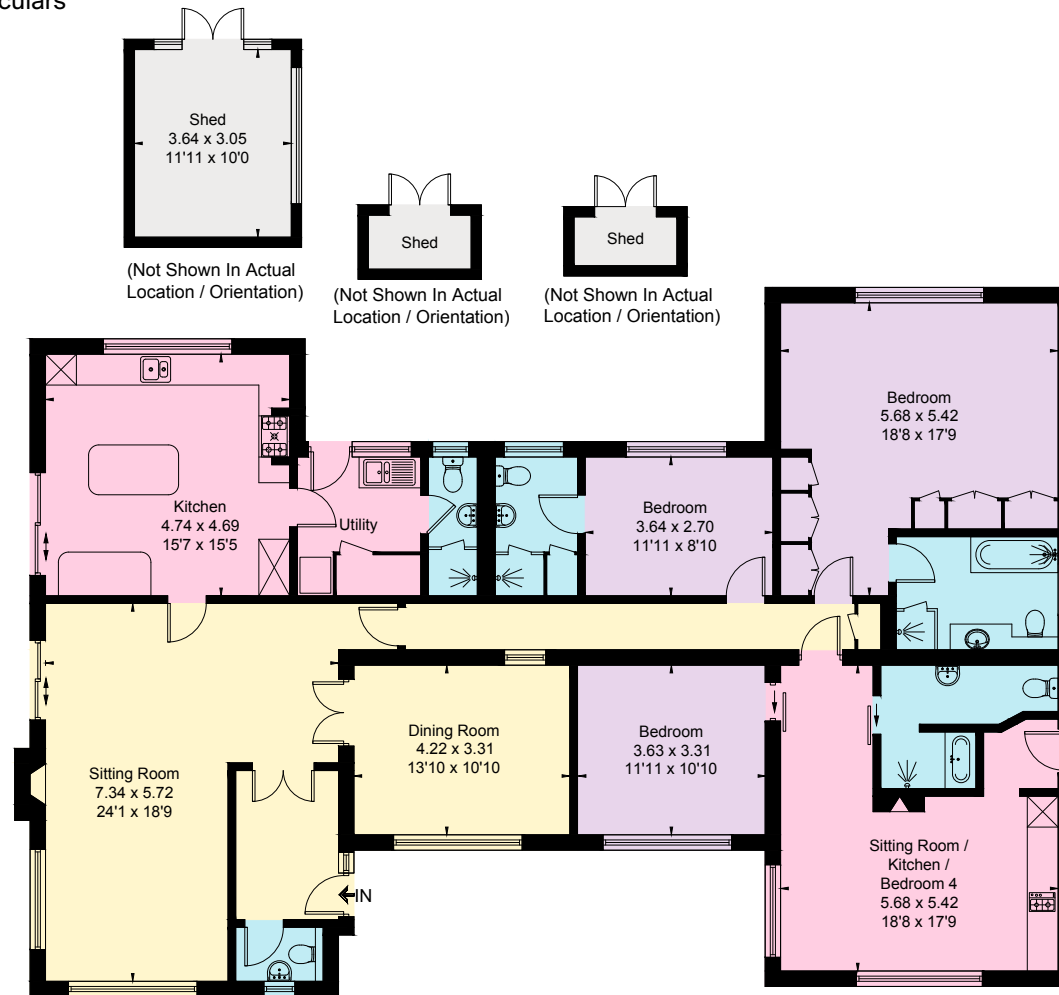
## Viewing

Viewing by prior appointment only with the agents.



**Approximate Floor Area = 201.6 sq m / 2170 sq ft  
(Excluding Shed)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Ground Floor



**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated May 2024. Photographs and videos dated May 2024. Reference: RMCW/HNG012441166

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