



## WESLEY COTTAGE

Lower Chute, Andover





## A CHARMING AND SPACIOUS COTTAGE IN A PEACEFUL SETTING

Wesley Cottage is a delightful modern home with light, versatile accommodation located in a small rural hamlet on the Wiltshire/Hampshire borders

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Local Authority: Wiltshire Council

Council Tax band: Band F | Tenure: Freehold

Services: Air source heat pump, under floor heating on the ground floors with radiators on the first floor, sewage treatment plant and mains water.

What3words: ///complies.fighters.retiring

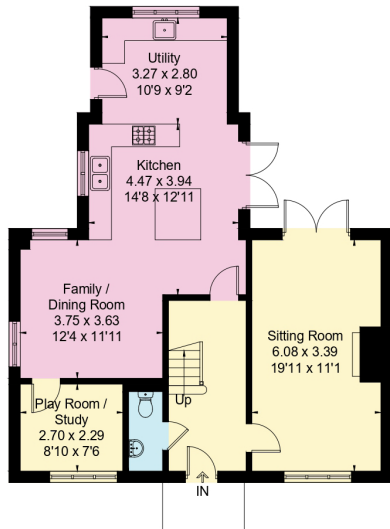
Post Code: SP11 9DX

Built with great attention to detail in 2020, this attractive home provides spacious and well-proportioned accommodation, including a well-appointed kitchen room with island/breakfast bar, adjacent family/dining room and study/playroom. Doors from the kitchen and sitting room provide access to a sheltered terrace, ideal for entertaining, and the rear garden. The property is approached via a five bar gate, leading to a gravel drive. There is the balance of a 10-year warranty. Wesley Cottage is situated in Lower Chute, a pretty and sought-after hamlet north of Andover. Located within a Conservation Area and Area of Outstanding Natural Beauty, there is a popular pub, The Hatchet, with nearby Andover having a Waitrose and a regular Farmers Market. There are many well-regarded state and fee-paying schools in the area, including the primary school in Vernham Dean, Farleigh, Thorngrove, Rookwood and Godolphin.

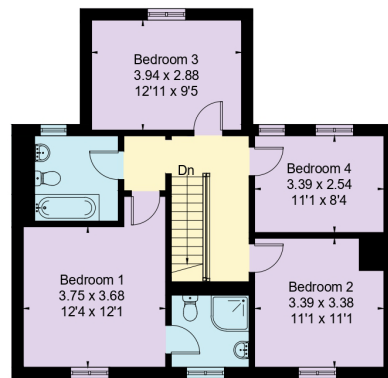
Andover 6 miles (London (Waterloo 65 minutes), A303 7.5 miles, Hungerford 12.5 miles (Paddington 60 minutes), Marlborough 16 miles, Salisbury 24 and Winchester 25 miles. Distances and times approximate.



Approximate Floor Area = 148.8 sq m / 1602 sq ft



Ground Floor



First Floor



Approximate Floor Area = 148.8 sq m / 1602 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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We would be delighted  
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