



## THE BARN

Chute Forest, Wiltshire, SP11 9DG

Carter Jonas



## THE BARN, CHUTE FOREST, WILTSHIRE, SP11 9DG

2 /3 bedrooms • 2 bathrooms • Additional study / bedroom area upstairs • Kitchen / breakfast room • Utility room • Sitting room • Conservatory • Walled garden • Detached double garage and driveway • Village location • EPC rating D

### DESCRIPTION

This delightful property is a lovingly converted barn, with the work having been carried out to a high standard by the current owner. Featuring highly adaptable accommodation and mainly lateral living space, it has been thoughtfully refurbished and modernised to provide a bright and well-balanced layout. The entrance hall provides a very welcoming space, with floor to ceiling glazed wall, tiled floor and a bespoke timber staircase. Double doors from the hall lead into a charming sitting room. With vaulted beamed ceiling, fitted bookcases, exposed brick chimney breast, and log burner. In turn, this room leads onto a delightful orangery with a wonderful aspect across the front garden. The kitchen / dining room is a particular feature of the property and is an excellent entertaining space. A range of bespoke solid wood painted units are fitted along a feature brick wall, with a substantial island unit providing further storage space. The kitchen is fitted with a range of integrated appliances along with a double width stainless steel fridge and range cooker. This area, with its vaulted ceiling and bifold doors onto the rear garden, represents the heart of the house and a very sociable cooking and dining space. A utility room gives access to the rear garden. The ground floor is completed by two double bedrooms, both of which have en suite bathrooms and ample built in wardrobe space. A study / guest room on the first floor is accessed via the landing and has ample eaves storage.

### OUTSIDE

Externally, the gardens a particular feature of the property, having been well stocked and maintained by the current owner. Including an expanse of lawn to one side, a fabulous patio area and well-located seating areas to make

## A BEAUTIFULLY PRESENTED BARN CONVERSION WITH GREAT CHARM, SITUATED IN THE EVER-POPULAR VILLAGE OF CHUTE FOREST





the most of the sunshine, along with mature trees and shrubs, the garden strikes an excellent balance of being relatively low maintenance yet being full of interest. A gated driveway is adjacent to a detached double garage with power, light and electric doors.

### LOCATION

The property is situated in Chute Forest, one of the "Chutes" located northwest of Andover, at the southern edge of the North Wessex Downs National Landscape. The Hatchett Inn is conveniently a short drive from the nearby hamlet of Lower Chute, while additional shopping, business, and recreational amenities can be found in Andover, Hungerford, Salisbury, and Newbury. This location is ideal for commuters heading to London, with several mainline stations accessible within a half-hour drive, including Great Bedwyn and Hungerford, which provide service to Paddington in under an hour, and Andover, which connects to Waterloo in just over an hour. The property is also ideally situated for access to several esteemed state and independent schools, including Vernham Dean and Hurstbourne Tarrant primary schools, as well as Farleigh, Thorngrove, and Godolphin.

## ADDITIONAL INFORMATION

**Tenure:** Freehold.

**Services:** Mains water and electricity. Private drainage. Oil fired central heating. Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

**Local Authority:** Wiltshire Council.

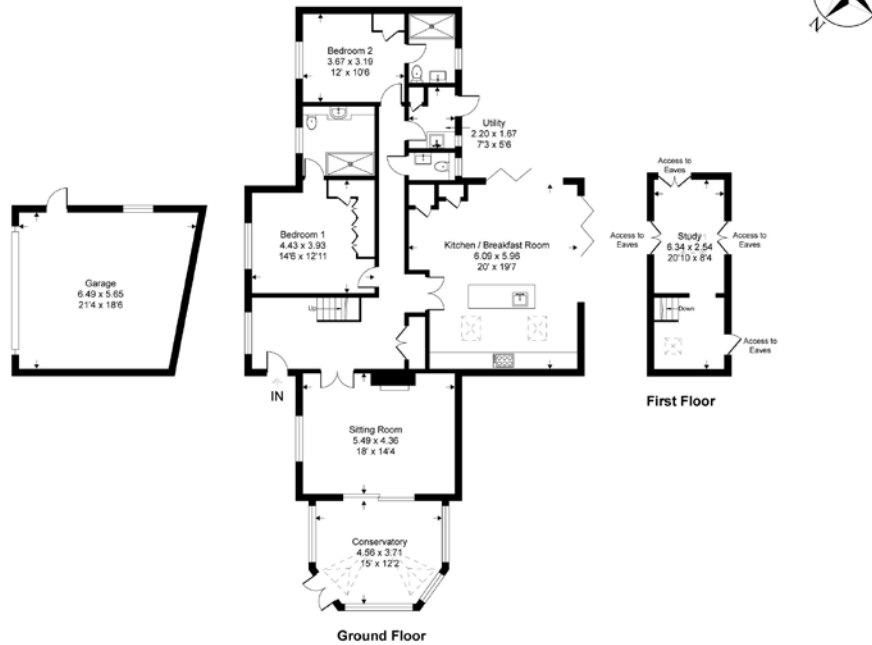
**Council Tax:** Band E





## The Barn, SP11

Approximate Gross Internal Area = 170.3 sq m / 1834 sq ft  
Approximate Garage Internal Area = 33.6 sq m / 362 sq ft  
Approximate Total Internal Area = 203.9 sq m / 2196 sq ft

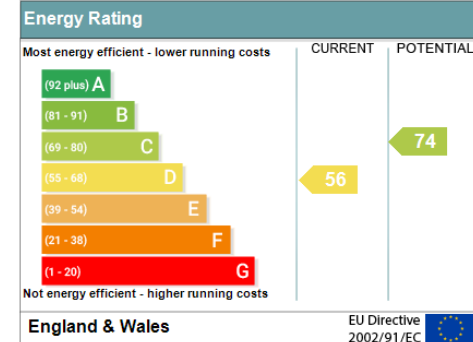


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Produced for Carter Jonas



Address: The Barn, Chute Forest, ANDOVER, SP11 9DG  
RRN: 9335-0824-4400-0433-8206



### IMPORTANT INFORMATION

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**Winchester 01962 842742**

winchester@carterjonas.co.uk

9a Jewry Street, Winchester, Hampshire, SO23 8RZ

**carterjonas.co.uk**

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