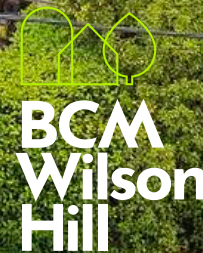




LAMBOURNE HOUSE

Upper Chute, Wiltshire, SP11 9EH



LAMBOURNE HOUSE

Upper Chute, Wiltshire, SP11 9EH

A stunning detached four-bedroom period house situated in the charming village of Upper Chute, surrounded by beautiful open countryside.

Thoughtfully extended and beautifully presented throughout combining the character and elegance of a traditional country home with the comfort and style of modern living, all set within delightful landscaped gardens.

Andover 7.4 miles | Newbury 18 miles
London Waterloo from Andover - 60 minutes
(Mileages and times approximate)





SITUATION

Lambourne House is situated in the desirable village of Upper Chute, a peaceful rural community surrounded by rolling Hampshire countryside. Despite its idyllic setting, the village is conveniently located for access to the market towns of Andover and Newbury, both of which provide an excellent range of shopping, recreational and transport facilities. The area is also particularly well served by a number of highly regarded schools, including Farleigh School and Cheam School.

The surrounding countryside offers an abundance of opportunities for walking, cycling and riding, with a network of footpaths and bridleways traversing the striking landscape of the North Wessex Downs. In addition, there are welcoming country pubs in the nearby villages of Lower Chute and Vernham Dean, providing excellent dining and social opportunities within easy reach.





LAMBOURNE HOUSE

Lambourne House is an exceptional period home, beautifully presented throughout and thoughtfully extended to create a seamless blend of traditional character and contemporary living.

The property offers superb and versatile accommodation, with four generous reception rooms, all of which are bright, spacious and filled with natural light. At the heart of the home is the impressive kitchen/breakfast room, featuring a beautifully fitted kitchen centred around an Esse range cooker.

Particularly noteworthy is the striking glazed link to the rear of the house, which opens onto the garden and provides a wonderful sense of light and space. This elegant addition connects the kitchen through to the study, creating an excellent flow throughout the ground floor.

On the first floor are four well-proportioned bedrooms. The principal bedroom is a superb double room, complemented by a stunning en suite bathroom. There are three further generous double bedrooms, together with a family bathroom and a separate laundry room.

The house is further enhanced by an integrated speaker system and sophisticated mood lighting throughout, adding to the comfort and ambience of this outstanding home.





OUTSIDE

The house sits within beautifully landscaped gardens of an excellent size, creating a wonderful setting for the property. To the front, a stunning wildflower bed provides colour and interest throughout the seasons, while productive vegetable beds offer an excellent opportunity for home-grown produce.

To the rear, a substantial terrace provides the ideal space for outdoor dining and entertaining, overlooking a generous lawn bordered by well-stocked shrub and flower beds. The gardens have been carefully designed to combine practicality with year-round visual appeal.

Further enhancing the property are a range of useful outbuildings, offering excellent storage and potential for a variety of uses, including a home office or studio space. In addition, there is a large double garage, providing ample parking and storage.



GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are no public rights of way crossing the property.

Services

LPG gas heating, mains electricity, mains water, private drainage

Broadband availability

Fibre to cabinet is available (Openreach)

Mobile Phone Coverage

Good Mobile coverage (according to Ofcom)

Tenure

Freehold with vacant possession.

Local Authority

Wiltshire Council, band G

Restrictions

Conservation area

Parking

Private parking.

EPC

E42

Postcode

SP11 9EH

Directions

From Andover, head north on Hatherden Road. Continue through Hatherden and turn left at The Fox Inn at Tangley. Continue through the Chutes until you reach Upper Chute and take the first turning on your right. At the triangle, the property will be in front of you.



///monday.viewer.verbs

Approximate Floor Area = 322.3 sq m / 3469 sq ft
Cellar = 10.7 sq m / 115 sq ft
Garage = 37.3 sq m / 401 sq ft
Outbuilding = 38.6 sq m / 415 sq ft
(Excluding Shed)
Total = 408.9 sq m / 4400 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	42 E	
21-38	F		
1-20	G		

Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

Tom Woods, BCM Wilson Hill
The Old Dairy, Sutton Scotney, Winchester, SO21 3NZ
t: 01962 763905
e: twoods@bcmwilsonhill.co.uk

NB These particulars are as at July 2026.

IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order - nor have BCM Wilson Hill tested them.

Winchester

01962 763 900

winchester@bcmwilsonhill.co.uk

Further offices at: Petersfield | Isle of Wight | Oxford

bcmwilsonhill.co.uk

