



5 Orchard Green

Chilton Foliat, Hungerford, Berkshire, RG17 0LN





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Guide £425,000

A nicely presented three bedroom house situated in the village of Chilton Foliat with additional waterside garden.

Description

The property has gas to radiator heating, double glazing and solar panels. The accommodation includes an entrance hall from which the stairs lead, a smart downstairs cloakroom and a sitting room with a fireplace. The kitchen has a range of cream fronted units with solid wood worktops and opens into a dining area which in turn has a door to the garden. On the first floor there are three bedrooms and a contemporary refitted bathroom that includes a shower. Outside there is an enclosed garden to the rear and a garage in a block to the side. In addition to the garden by the house, there is a further area of garden running alongside a backwater of the River Kennet. This is approx. 70' x 52' and a particular feature of the property.

Chilton Foliat

Chilton Foliat is a pretty village situated 1 ½ miles from Hungerford. There is a public house and a well respected primary school. Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, restaurants, banks and leisure activities. The M4 motorway can be joined approximately 3 miles to the north and there is a rail service from the town to Newbury, Reading and London (Paddington).

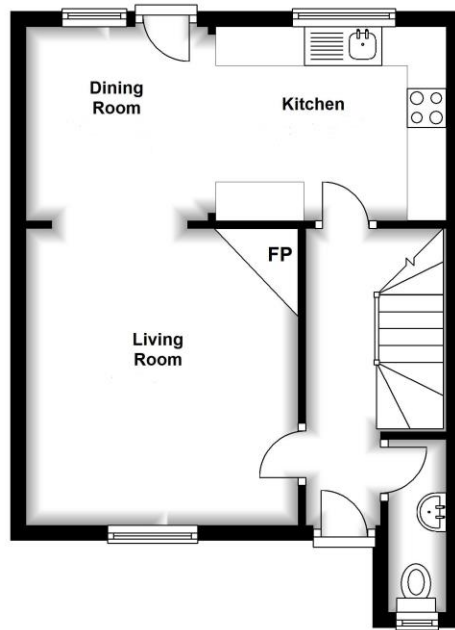
Directions

From our office turn right down the High Street, left at The Bear Hotel and then turn right signposted Chilton Foliat. On reaching the village Orchard Green will be found along on the left hand side.

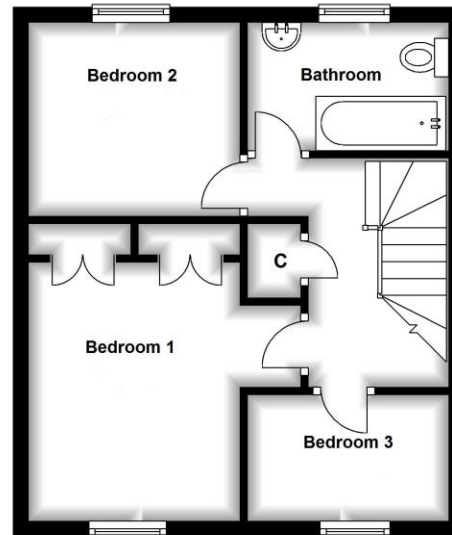
- Entrance Porch
- Entrance Hall
- Cloakroom
- Sitting Room with a Fireplace
- Kitchen/Dining Room
- Three Bedrooms
- Bathroom
- Gas to Radiator Heating
- Double Glazing
- Solar Panels
- Garage
- Gardens



Ground Floor



First Floor



Total area: approx. 70.7 sq. metres (761.4 sq. feet)



To view this property call Marc Allen Estate Agents on **01488 685353**

Porch

Store cupboard. Outside light. Outside tap. Replacement door to:-

Entrance Hall

Radiator. Understairs cupboards and shelf. Telephone point. Stairs to first floor.

Cloakroom

A contemporary suite comprising w.c., wash hand basin and a tiled floor. Upright radiator.

Sitting Room

12' 8" (3.86m) max x 11' 6" (3.51m) max. Open fireplace with a brick and natural wood surround. Radiator. Two wall light points. TV aerial point. Opening to dining room.

Kitchen/Dining Room

18' (5.49m) x 8' (2.44m). Fitted with a range of cream fronted wall and base storage units with drawers, solid wood worktops and tiled surrounds. Under unit lighting. Single drainer sink unit with a mixer tap. Built-in electric oven, gas hob and pull-out extractor over. Plumbing for automatic washing machine and dishwasher. Vent for tumble dryer. Appliance space. Tiled floor in kitchen area. Radiator. Door to garden.

Staircase gives access to landing

Access to loft space via a pull-down ladder. Airing cupboard with gas fired combination boiler for domestic hot water and central heating.

Bedroom 1

10' 8" (3.25m) x 9' (2.74m). Two built-in wardrobes including shelving. Radiator.

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Bedroom 2

9' (2.74m) x 8' 1" (2.46m). Radiator.

Bedroom 3

8' 8" (2.64m) x 5' 4" (1.63m) max. Radiator.

Bathroom

A contemporary white suite comprising panelled bath with side taps, a separate shower over and screen. Wash hand basin with a cupboard below and w.c. Tiled floor with underfloor heating. Illuminated wall mirror. Chrome finished heated towel rail.

Garage

In a block to the side (first on the left by the pathway).

At the front of the property is

A shrub border with a pathway to the house.

At the rear of the property is

A patio area leading to a lawned garden with well stocked raised borders, all enclosed by walling and fencing with a gate to the rear. Covered water softener and outside tap.

There is also an additional area of garden of approx.

70' (21.34m) x 52' (15.85m) which fronts a backwater of the River Kennet. This is laid mainly to grass with a mature tree, younger trees and borders.

Services

All mains connected. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.