



The Old Post Office

84 Chilton Foliat, Hungerford, Berkshire, RG17 0TG

marc allen



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£525,000

A substantial period property situated in the heart of Chilton Foliat, with a good sized garden leading to the River Kennet.

Description

The property does require modernization but offers a fantastic opportunity to create a comfortable home. The accommodation includes a hall from which the stairs lead, a sitting room with a fireplace, a separate dining room, family room and kitchen overlooking the garden. There is also a large utility/work room and a study. On the first floor there are three bedrooms and a dressing room that could be converted back to a small fourth bedroom if required. There is a spacious bathroom and a separate w.c. Outside there is a lovely mature garden with a paved terrace, well stocked borders and grass leading down to the River Kennet. A viewing is strongly advised to fully appreciate the overall potential of this very individual 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 Swindon. Continue for approx. 1 ½ miles to Chilton Foliat and The Old Post Office will be found on the left hand side.



- Entrance Hall
- Sitting Room
- Dining Room
- Family Room
- Kitchen/Breakfast Room
- Utility/Work Room
- Study
- Three Bedrooms
- Dressing Room/Bedroom 4
- Bathroom
- Separate W.C.
- Mature Garden



Total area: approx. 174.4 sq. metres (1877.3 sq. feet)



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

Porch

Entrance Hall

Tiled floor. Stairs to first floor.

Sitting Room

Fireplace with a hearth and surround. Understairs storage. Two radiators. Two wall light points.

Dining Room

Radiator. Exposed beams.

Family Room

Brick fireplace. Brick flooring. Radiator. Exposed beams.

Kitchen/Breakfast Room

Fitted with a range of pine fronted wall and base units with drawers, tiled work surfaces and upstand. Tiled floor. Single drainer stainless steel sink unit with a mixer tap. Built-in oven, gas hob and extractor. and roses, a central stone feature and lawn leading down to the river. Garden shed. There is a pathway and an additional space to the side of the house.

Utility/Work Room

With a part-vaulted ceiling and storage. Tiled work surface. Plumbing for automatic washing machine. Wall mounted gas fired boiler for domestic hot water and central heating. Stable door to garden.

Study

Radiator.

Staircase gives access to landing

Built-in cupboard. Part-panelled walls. Access to loft.

Bedroom 1

Exposed wall beams. Radiator.

Bedroom 2

Decorative fireplace. Radiator.

Bedroom 3

Fitted shelf and storage. Radiator.

Dressing Room/Bedroom 4

Fitted hanging space. Radiator.

Bathroom

With a corner bath, separate shower enclosure, wash hand basin and w.c. Tiled surrounds. Cupboard with hot water tank and immersion heater.

Separate W.C.

Outside

There is a paved terrace with a pathway, mature shrubs and roses, a central stone feature and lawn leading down to the river. Garden shed. There is a pathway and an additional space to the side of the house.

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.



EPC

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

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