



The Old Post Office

84 Chilton Foliat, Hungerford, Berkshire, RG17 0TG

marc allen

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Guide £595,000

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

Description

The Old Post Office has recently undergone significant renovations, including nine new hardwood sash windows, a new front door with avocet locks, damp proof course, replastering and decorating to most of the ground floor walls, and the dining room has been finished with engineered oak flooring. The wiring has been upgraded in all but the kitchen; the refurbished ground floor rooms have all had new radiators installed and the heating system has been cleaned out. The high quality renovations, many of which come with guarantees and some of which are still underway, will give a purchaser an extremely good base from which to take the property forward in their own taste and requirements. The accommodation includes a hall from which the stairs lead, a sitting room with a recently swept fireplace, a separate dining room, family room and kitchen that overlooks 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 second separate w.c. Outside there is a lovely mature garden with a paved terrace, mature fig tree and lawn leading down to the River Kennet. A viewing is strongly advised to fully appreciate the overall potential of this very individual property.

Chilton Foliat

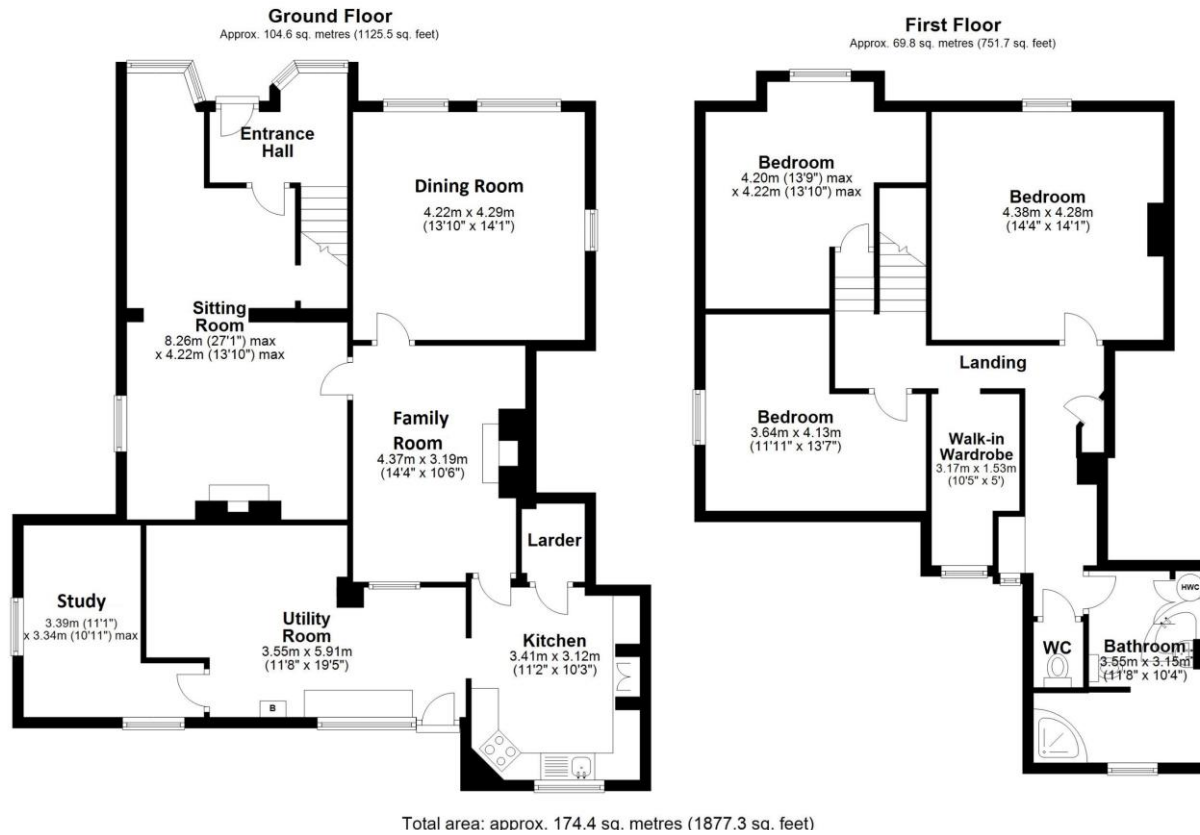
Chilton Foliat is a pretty village situated 1 ½ miles from Hungerford. There is St Mary's Church, a public house, a well-respected primary school and a vibrant community with activities based around the Village Hall. Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown

Common with the Kennet & Avon canal flowing through. The town has a doctors' surgery, public library, two supermarkets, restaurants, coffee shops, 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), and the popular market town of Marlborough is 11 miles west.

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



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

Porch

Entrance Hall

New Pooky light. Tiled floor. Stairs to first floor.

Sitting Room

Recently swept exposed fireplace. Understairs storage. Two new radiators. Four new wall lights.

Dining Room

New radiator. Exposed beams. Engineered oak flooring.

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 (this does not work), gas hob and extractor. Integrated dishwasher (this does not work) and fridge. Larder cupboard. Door to:-

Utility/Work Room

With a part-vaulted ceiling and storage. Tiled work surface. Plumbing for automatic washing machine. Recently wall mounted gas fired boiler for domestic hot water and central heating. Newly built stable door to the garden.

Study

Radiator.

Staircase gives access to landing

Built-in cupboard. Part-panelled walls. Access to two separate lofts (one with water tanks).

Bedroom 1

Exposed wall beams. Radiator. New double glazed hardwood sash windows.

Bedroom 2

Decorative fireplace. Radiator. New double glazed hardwood sash window.

Bedroom 3

Fitted shelf and storage. Radiator. New double glazed hardwood sash window.

Dressing Room/Bedroom 4

Fitted hanging space. Radiator.

Bathroom

With a corner bath, separate electric 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 flintstone rockery 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. Heating, electrics and living room fireplace come with certificate. Only fixtures and fittings that 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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