



3 Popham Close

Chilton Foliat, Hungerford, Berkshire, RG17 0WG





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Guide £695,000

A fabulous detached house situated in a small development within the favoured village of Chilton Foliat.

Description

The beautifully presented accommodation includes a good hall from which the stairs lead and a useful downstairs cloakroom. The sitting room has a fireplace with a woodburner, wood effect flooring and doors to the garden. The kitchen/dining room is a fantastic open plan space with a tasteful range of units, granite work surfaces and integrated appliances. There is also a useful utility room. On the first floor there are four bedrooms, a generous en-suite shower room and a family bathroom. Outside there is good frontage with a double width driveway, electric vehicle charging point and side access. The rear garden is enclosed and includes a paved terrace, lawned garden and borders.

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, turn right after The Wheatsheaf pub into Stag Hill and Popham Close is the first turning on the right.

- Porch
- Entrance Hall
- Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Utility
- Four Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Garage
- Driveway
- Gardens
- Underfloor Heating on ground floor
- Radiators on first floor
- Electric Vehicle Charging Point



Approximate Area = 1488 sq ft / 138.2 sq m
 Limited Use Area(s) = 42 sq ft / 3.9 sq m
 Garage = 204 sq ft / 18.9 sq m
 Total = 1734 sq ft / 161 sq m
 For identification only - Not to scale



Denotes restricted head height



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

Porch

Entrance Hall

Wood effect flooring.

Cloakroom

With a w.c. and wash hand basin with a cupboard below. Electric shaver point. Extractor fan.

Sitting Room

21' (6.4m) x 10' 1" (3.07m). Fireplace with a woodburning stove. Wood effect flooring. Doors to garden. Telephone point.

Kitchen/Dining Room

30' 3" (9.22m) x 10' 1" (3.07m). Fitted with a range of cream Shaker style units with drawers, granite work surfaces over and upstand. Stainless steel sink unit with a mixer tap. Built-in electric oven, induction hob and extractor. Built-in dishwasher, larder fridge and larder freezer. Pull-out bin, deep pan drawers and corner carousel unit. Wood effect flooring. Breakfast bar. Recessed spotlights. Space for a table. Doors to garden.

Utility

With a range of matching wall and base units with wood effect work surfaces over. Plumbing for automatic washing machine. Appliance space.

Staircase gives access to landing

Access to loft. Radiator. Recessed spotlights. Built-in linen cupboard.

Bedroom 1

16' 1" (4.9m) x 10' 1" (3.07m). TV aerial point. Telephone point. Radiator.

En-Suite Shower Room

A spacious room with a generous walk-in shower, wash hand basin with drawers below and w.c. Tiled surrounds. Electric shaver point. Chrome finished heated towel rail. Radiator. Recessed spotlights.

Bedroom 2

15' (4.57m) x 9' 10" (3m). Radiator. Recessed spotlights.

Bedroom 3

14' (4.27m) x 11' 9" (3.58m). Radiator.

Bedroom 4

10' 2" (3.1m) x 10' 1" (3.07m). TV aerial point. Telephone point. Radiator.

Bathroom

A white suite comprising panelled bath with 'telephone' taps and shower attachment, screen and tiled surrounds. Wash hand basin with a cupboard below and w.c. Chrome finished heated towel rail. Recessed spotlights. Extractor fan.

Garage

With twin wooden doors. Door to rear. Wall mounted gas fired boiler for domestic hot water and central heating.

At the front of the property is

A double width driveway for off road parking, a lawned garden with Beech hedging, pathways and borders.

At the rear of the property is

A wide paved terrace leading to a lawned garden with borders. Gates to either side. Outside tap and light. Garden shed.

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		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

