



# 2 Kennet Place

Chilton Foliat, Hungerford, Berkshire, RG17 0TB





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Guide £395,000

A distinctive character property situated in the village of Chilton Foliat.

### Description

The property is believed to date from the late nineteenth century and was built as an estate worker's property for the Chilton Estate. Having been updated in recent years, the property now successfully combines a contemporary finish with period features and includes a smart kitchen/dining room, a useful office and a sitting room with a woodburner. On the first floor there are three double bedrooms and a modern contemporary bathroom that includes a shower. Outside there is off road parking and a good sized enclosed garden. NO ONWARD CHAIN.

### 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, take the first right turn into Kennet Place and the property is on the left.

- Entrance Hall
- Kitchen/Dining Room
- Sitting Room
- Office
- Three Bedrooms
- Bathroom with Shower
- Gas to Radiator Heating
- Gardens
- Parking Space



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

Door to:-

#### Entrance Hall

Radiator. Tiled floor.

#### Kitchen/Dining Room

Fitted with a contemporary range of base units with granite effect work surfaces over and tiled surrounds. Sink unit with a mixer tap. Fitted shelving. Radiator. Plumbing for automatic washing machine and dishwasher. Space for a table.

#### Sitting Room

Fireplace with a woodburning stove. Radiator.

#### Office

#### Staircase gives access to dual landing

Access to loft with potential to convert (subject to the usual consents, of course).

#### Bedroom 1

Feature fireplace (not in use). Radiator.

#### Bedroom 2

Feature fireplace (not in use). Radiator.

#### Bedroom 3

Feature fireplace (not in use). Radiator.

#### Bathroom

A contemporary white suite comprising panelled bath with a shower and screen. Wash hand basin with a cupboard below and w.c. Wood effect flooring. Radiator.

#### Please Note:

There is a flying freehold element at the property.

#### Outside

There is a good sized garden laid mainly to grass with hedging and close board fencing, seating area and timber edged borders. There is also parking to the rear.

#### 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		81   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

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