



76 Chilton Foliat
Hungerford, Berkshire, RG17 0TE

marc allen

www.marcallen.co.uk



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Guide £350,000

A spacious semi detached Grade II listed cottage situated in the heart of Chilton Foliat.

Description

The property has good frontage and sits back from the road, so that is an advantage. The accommodation retains great character throughout and includes three separate reception rooms, a galley kitchen and ground floor shower room/cloakroom. There are currently two separate staircases leading to the first floor, each giving access to two bedrooms, so four in all, plus a bathroom. Outside there is good frontage and a large rear garden with access via a covered passage to the side. The property does require modernization but offers good accommodation, a large garden and a village location.

Please note:

There is an area within the main bedroom (left hand side as you look) that is a flying freehold, held on a 999 year lease with a peppercorn rent.

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).

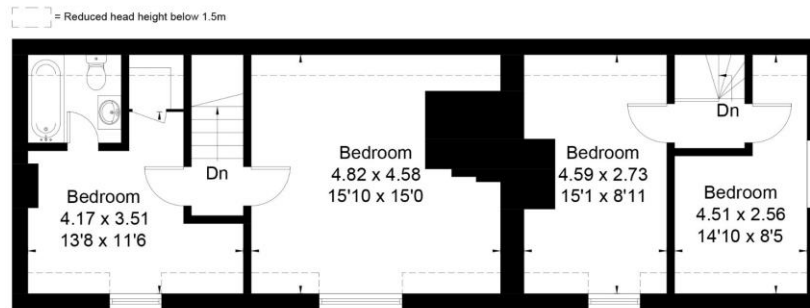
Directions

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

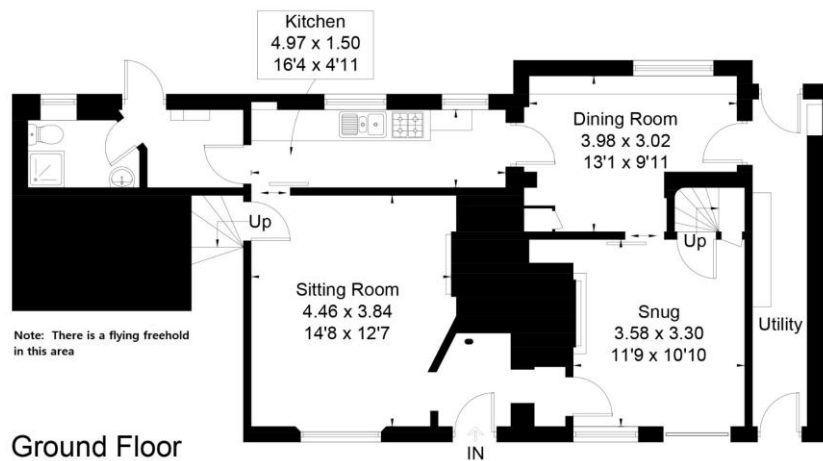
- Entrance Hall
- Sitting Room
- Snug
- Dining Room
- Kitchen
- Rear Lobby
- Shower Room
- Four Bedrooms
- En-Suite Bathroom
- Gardens



Approximate Floor Area = 145.4 sq m / 1565 sq ft



First Floor



Ground Floor



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

Entrance Hall

Radiator.

Sitting Room

Brick fireplace with a tiled hearth. Exposed beams. Radiator. Door and stairs to first floor.

Snug

Fireplace with a fitted gas fire. Radiator. Door and stairs to first floor.

Dining Room

Radiator. Door to side passage.

Kitchen

Fitted with a range of base units with work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Electric cooker point. Plumbing for dishwasher. Exposed wall beam.

Rear Lobby

Wall mounted gas fired boiler for domestic hot water and central heating. Exposed wall beam. Door to garden.

Shower Room

With a shower enclosure, wash hand basin and w.c. Radiator.

Bedroom 1

Feature fireplace. Radiator.

Bedroom 2

Cupboard with shelving. Radiator.

En-Suite Bathroom

Comprising panelled bath, wash hand basin and w.c. Radiator.

Bedroom 3

Feature fireplace. Radiator.

Bedroom 4

Radiator.

At the front of the property

There is good frontage leading to lawn, mature shrub borders and walling. Door to side passage.

At the rear of the property

There is a large mature garden laid to grass with borders, mature trees, shed and greenhouses.

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		
69-80	C	72 C	77 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.

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