



## MILLBROOK


Chilton Foliat, Wiltshire








# A CHARMING VICTORIAN HOUSE SITUATED IN THE HEART OF THE VILLAGE.


Millbrook is a charming three-bedroom Victorian home, tucked behind a brick wall and mature hedge, with a pretty garden and private driveway, accessed via double gates.


  
3


  
2

  
2-3

  
E

  
Double





Local Authority: Wiltshire Council

Council Tax band: F

Tenure: Freehold

Services: Mains electricity, water and drainage. Gas heating.

Post Code: RG17 0TE

What3Words : ///stitching.composers.grasp



# SITUATION

Millbrook is situated in the pretty village of Chilton Foliat, adjacent to the River Kennet in an Area of Outstanding Natural Beauty and a Conservation Area. The village has a popular pub and primary school. The market town of Hungerford is about two miles away and provides good local shopping, educational and recreational facilities.

Communications are convenient with the M4 (J14) being about four miles away, giving access to the motorway network, Heathrow and London. A train service runs from Hungerford into London Paddington taking about 50 minutes.

**Distances:** Hungerford 2 miles (London Paddington 50 minutes), M4 J14 4 miles, Marlborough 9.5 miles, Newbury 11.5 miles, Swindon 15 miles (London Paddington 60 minutes). (All distances and times are approximate).



# THE PROPERTY

Inside, the stained-glass front door opens to two elegant reception rooms, one with a gas fire and the other with a wood-burning stove, both with bay windows. To the rear, the kitchen/dining room features a central island, walk-in pantry, Raeburn and French doors to the garden. A porch and downstairs W.C. complete the ground floor. Upstairs are three double bedrooms, including a principal with ensuite shower, a family bathroom and an airing cupboard. The third bedroom enjoys views over the garden.

The garden offers two patio areas on different levels, a rear seating spot, and lawn bordered by established flower beds and fruit trees. A detached double garage with workshop adds useful space. There is ample off-road parking.



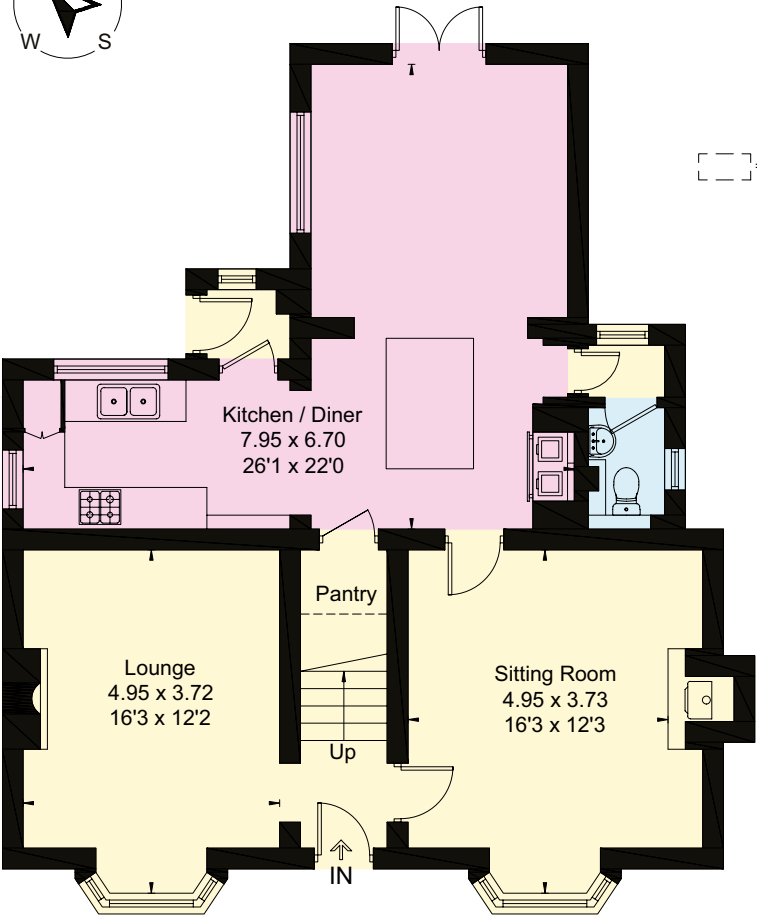




# PROPERTY INFORMATION

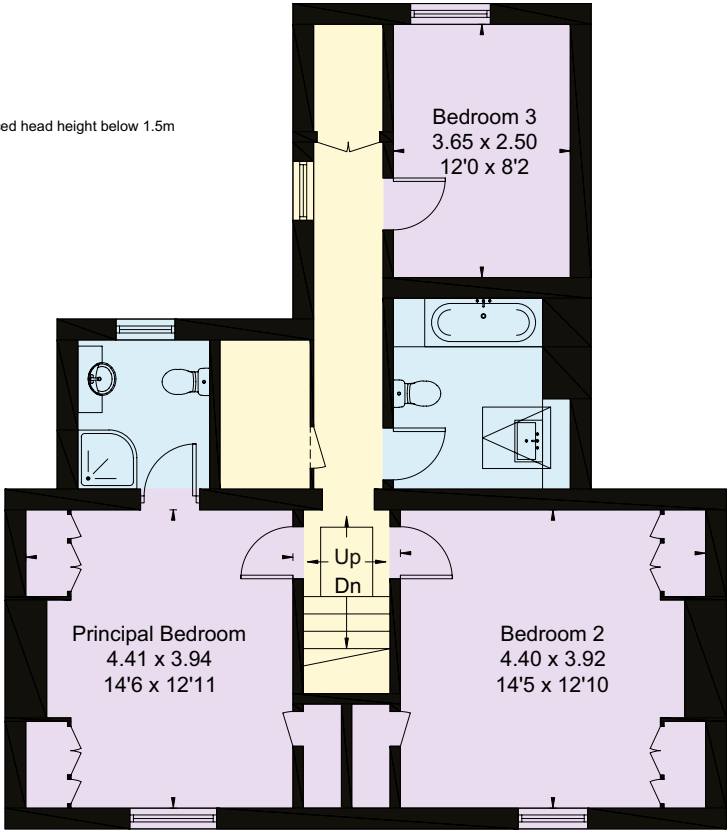
**Directions (Postcode: RG17 0TE)**  
From Hungerford pass the Bear Hotel on your left. After about 300 yards turn right signposted to Swindon (B4192). After about 1 mile, on entering the village of Chilton Foliat. Milbrook Cottage is on the right-hand side.

**Viewing:** Viewing by prior appointment only with the agents.



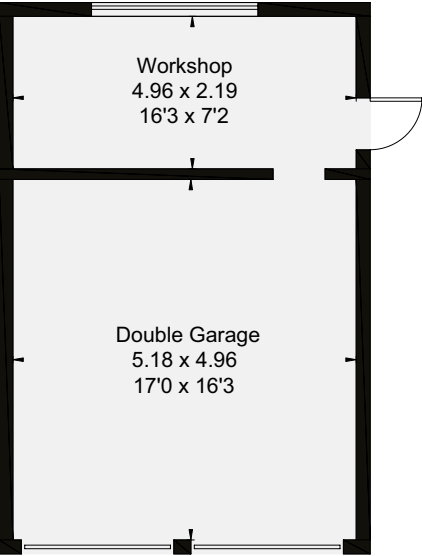
Ground Floor

Approximate Gross Internal Area == 163.2 sq m / 1,757 sq ft  
Outbuildings = 37.4 sq m / 402 sq ft  
Total = 200.6 sq m / 2,159 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



(Not Shown In Actual Location / Orientation)

I would be delighted  
to tell you more.

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