



6 Whitelocks Piece

Chilton Foliat, Hungerford, Berkshire, RG17 0WL

marc allen



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Guide £625,000

A nicely proportioned detached house situated in a small development within the village of Chilton Foliat.

Description

The accommodation includes good hall space, two separate reception rooms and a downstairs cloakroom. The kitchen has an extensive range of oak fronted units and includes some integrated appliances. There is also a useful utility room. On the first floor there are four bedrooms, an ensuite bathroom and generous shower room. Outside there is a detached garage, driveway parking for several vehicles and an 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 and left at the Bear Hotel. Turn right onto the B4192 and follow along to Chilton Foliat. After passing the Wheatsheaf pub, turn right onto Stag

Hill and then take the second right into Whitelocks Piece and No.6 will be found along on the left hand side.

- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room
- Kitchen
- Utility
- Four Bedrooms
- En Suite Bathroom
- Shower Room
- Garage
- Driveway
- Gardens
- Gas to Radiator Heating



"DoubleClick Insert Picture"



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

Porch

Outside light.

Entrance Hall

Oak flooring. Radiator. Stairs to first floor.

Cloakroom

With a wc and wash hand basin. Oak flooring. Radiator.

Sitting Room

Fireplace with a real flame gas fire. Oak flooring. Radiator. French doors to garden.

Dining Room

Oak flooring. Radiator.

Kitchen

Fitted with an extensive range of oak fronted wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Integrated dishwasher, fridge and freezer. Tiled floor. Space for a range cooker. Door to:-

Utility

Plumbing for automatic washing machine. Appliance space. Upright radiator. Wall mounted gas fired boiler for domestic hot water and central heating. Door to garden.

Staircase gives access to landing

Radiator.

Bedroom 1

Built in wardrobes and chest of drawers.

En Suite Bathroom

A generous bath with side tap, shower over and screen. Wash hand basin and wc. Mirrored panel and low-level lighting. Tiled floor and surrounds. Chrome finish heated towel rail. Wall mirror.

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Bedroom 2

Radiator. Airing cupboard housing hot water tank and immersion heater. Access to loft.

Bedroom 3

Built in wardrobes and shelving. Radiator.

Bedroom 4

Radiator.

Shower Room

With a walk in shower enclosure, wall mounted basin and wc. Tiled floor and surrounds, Chrome finish heated towel rail.

Garage

To the front with an up and over door.

At the front of the property is

A paved driveway for off road parking and areas of lawn.

At the rear of the property is

A wide paved terrace and area of decking with low retaining walls, sleeper steps, and a lawned garden with shrubs. Gate to side.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	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.