



15 The Groves  
Chil  
Foliat, Hungerford, Berkshire, RG17 0TR

marc allen

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# 15 The Groves

Chilton Foliat, Hungerford, Berkshire, RG17 0TR

£450,000

An individual semi detached house situated in a village location with a fantastic garden backing onto farmland.

## Description

The generous family accommodation includes a hall from which the stairs lead and a sitting room with a fireplace. The kitchen/dining room has been tastefully refitted in a traditional style to include granite worksurfaces and a Belfast style sink. There is ample space for a table. The kitchen leads to a separate study/snug, a useful wc and side lobby with access to the garden. On the first floor there are three bedrooms, two of which have built in storage. The bathroom has been refitted in traditional white and includes a shower over bath. Outside there is good frontage with a five bar gate to the driveway. The rear garden is a particular feature with patio area, lawned garden, borders and an area for vegetables. There are two workshop/studios, one of which has solar panels. The garden is over 100' in length with a fabulous backdrop on to farmland.

## Chilton Foliat

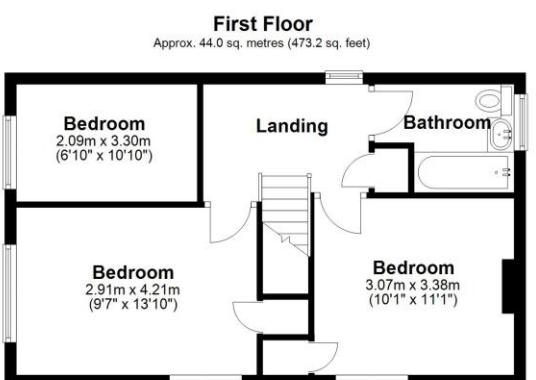
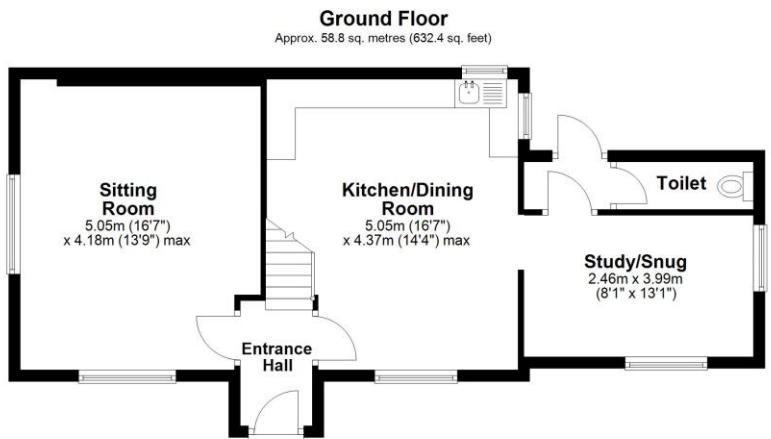
Chilton Foliat is a pretty village situated 1 ½ miles from Hungerford. There is a public house and a well respected primary school. Hungerford has a range of local shops and is renowned as an antiques centre. It is

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 then turn left at The Bear. Take the first turn right onto the B4192 to Chilton Foliat. On reaching the village, turn right just before the service station into Stag Hill. The Groves is the third turning on the right.

- Entrance Hall
- Cloakroom
- Sitting Room
- Reer Lobby
- Study/Snug
- Refitted Kitchen
- Three Bedrooms
- Bathroom
- Gardens



Total area: approx. 102.7 sq. metres (1105.6 sq. feet)



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

Front door to:-

Entrance Hall

Radiator. Stairs to first floor.

Sitting Room

Open fireplace. Two radiators. TV aerial point.

Rear lobby

Door to garden.

Refitted Kitchen

Tastefully refitted with a range of blue wall and base units with a larder cupboard, granite work surfaces and tiled surrounds. Belfast style sink unit with a mixer tap. Plumbing for automatic washing machine and dish washer. Space for a range cooker (appliance not included). Wood effect flooring. Radiator.

Study/Snug

Wood effect flooring. Radiator. Access to loft.

Cloakroom

With a w.c. and part-panelled wall. Radiator.

Staircase gives access to landing

Access to loft. Linen cupboard.

Bedroom 1

Built-in wardrobe. Radiator.

Bedroom 2

Built-in wardrobe. Radiator.

Bedroom 3

Radiator.

Bathroom

A white suite comprising shaped bath with an Aqualisa shower over and screen, wash hand basin with storage below and w.c. Extractor fan.

**At the front of the property**

A lawned garden with hedging, five bar gate to the driveway and a further area of lawn.

**At the rear of the property is**

An area of hardstanding with timber retaining wall leading to a generous patio with gravelled area and summerhouse. This leads to a lawned garden with fruit trees, mature shrubs and a further area of garden enclosed by picket fencing, vegetable garden, one shed and two studios (12 sq m each) with light and power. There is also a 'pub' shed at the top of the garden, ideal for entertaining. The garden backs onto fields and is over 100' in length.

**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.

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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.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

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