

TO LET • UNFURNISHED

The Coach House

The Old Rectory

Chilton Foliat, Hungerford, Wiltshire RG17 0TF

A rare opportunity to rent an extremely comfortable self-contained apartment situated in the grounds of a village rectory.

Available now £1,500 pcm.



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Description

The property was fully restored in 2026 to include new flooring, joinery, decoration and double glazing. The property also benefits from gas to radiator heating. The accommodation includes a private entrance with stairs to the first floor landing, with good built in storage and a dual aspect reception room. The kitchen has been refitted and includes a range of 'soft white' units with granite work surfaces and upstands. There are two bedrooms, one of which has a built-in wardrobe. The bathroom has been beautifully refitted in a smart contemporary style to include a free-standing style bath with a shower over, wall hung basin and concealed cistern wc. The bathroom has two windows giving good natural light and ventilation. Outside there is a use of a utility/drying room, a private courtyard garden together with parking for two vehicles.



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Sitting room



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KITCHEN

Fitted kitchen with granite worktops

Cabinetry

Shaker units in a soft white, wall and base, with a wine rack and open shelving

Worktops

Granite worktops with full granite upstands

Cooking

Electric hob with extractor hood over

Sink

Stainless steel sink and drainer with mixer tap

Light

Roof light over the working run



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Two bedrooms



Bedroom one

Double, approximately 4.18m by 3.06m (13'9" by 10'0"). Mullioned windows on two aspects, a built-in double wardrobe and a radiator under the window.



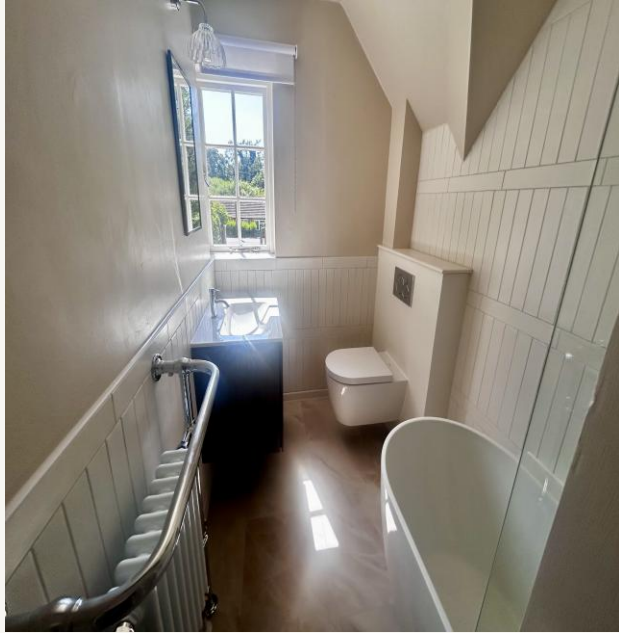
Bedroom two

Approximately 2.48m by 2.20m (8'2" by 7'3"). A small second room, suited to a single bed or a study.



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Bathroom, newly fitted



Bathroom, looking towards the basin



Bath and shower

- Freestanding bath with a fixed rain shower over and a glass screen
- Wall-hung basin unit with concealed cistern WC
- Vertical metro tiling with a half-height panelled surround
- Chrome heated towel rail on the inner wall
- Two windows, so the room is naturally lit and ventilated



Outdoor space and village

Chilton Foliat sits on the Kennet, two miles from Hungerford and inside the North Wessex Downs. The flat stands in the grounds of the rectory, reached across a brick and stone courtyard. Village amenities, the river walks and the open downs are all within a short distance, and Lambourn is around eight miles away.

Travel

Hungerford to Paddington	46 to 56 minutes
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Great Bedwyn to Paddington	51 to 70 minutes
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M4 junction 14	Approximately 4 miles
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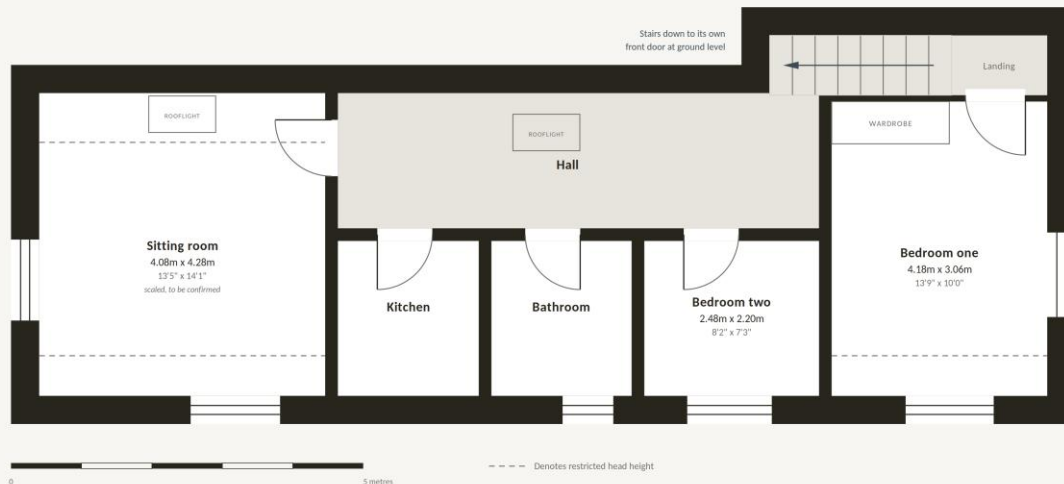
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Floor plan

THE OLD RECTORY, CHILTON FOLIAT

The flat, first floor

Internal area 65 sq m (703 sq ft). Two bedrooms, sitting room, kitchen and bathroom off a central hall, with its own front door.



Redrawn from the measured survey by ehouse, drawing ref dig/8493506/CJN. For illustrative purposes only, not to scale.

The position and size of doors, windows and fittings are approximate.

65 sq m

703 sq ft of internal floor area

*Measured plan by ehouse, drawing ref dig/8493506/CJN.
Not to scale when reproduced here.*

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Energy, services and practicalities

Heating and hot water

- Condensing gas boiler serving the flat only
- Radiators throughout, landing room thermostat
- Indirect hot water cylinder, cold store in the roof
- Chrome heated towel rail in the bathroom

Fabric and finish

- Fully restored in the Gaiger programme, completing July 2026
- New carpets, joinery and decoration throughout
- Double-glazed casements to the principal rooms
- Roof lights to the kitchen and reception

Still to be confirmed

- EPC current and potential ratings
- Gas Safety Certificate and EICR
- Council tax band for the flat
- Broadband speed and mobile coverage at RG17 0TF
- Position on pets and on white goods