

**CALSTONE HOUSE
CHILTON FOLIAT**



Marshall
Estate Agents

Calstone House

67 Chilton Foliat, Hungerford, RG17 0TE

£1,175,000

Approximately 2.5 Miles to Hungerford

Approximately 9.9 Miles to Newbury

Approximately 4.6 Miles to M4 J14

- Freehold House
- Grade II Listed
- approximately 2940 sq ft of accommodation
- Entrance Hall
- Bespoke Kitchen/Breakfast Room complete with AGA
- Superb Dining Room/Orangery with lantern roof
- Drawing Room with fireplace
- Sitting Room
- Snug
- Utility Room
- Cloakroom/W.C
- Five Bedrooms
- Two En-Suite Shower Rooms
- Family Bathroom
- Attractive Gardens
- Off Street Parking
- The Wheatsheaf Pub is Situated Next Door



Situation

Chilton Foliat is a much sought after village with a variety of local amenities including a public house, Church and a village primary school. The village is also in the catchment area for St Johns Secondary School in Marlborough. Chilton Foliat is within easy reach of both Hungerford and Marlborough. Junction 14 of the M4 is approximately a 10 minute drive away, while there are railway connections to London Padding-ton from Hungerford and Newbury stations.





The Property

Calstone House is a stunning property in the heart of Chilton Foliat with origins dating back to 1398 when the de Calstone family owned the nearby Littlecote Manor Estate.

Originally two properties, in recent years this lovely home has been beautifully restored and upgraded and offers extensive and versatile living accommodation.

On the ground floor there is a bespoke Kitchen/Breakfast Room complete with an AGA, a light and airy Dining Room/Orangery with a lantern roof and a very comfortable Drawing Room with a feature fireplace. There is also a Study, Snug and Utility Room and a Cloakroom/W.C.

The first floor is approached by two separate staircases. In total, five well proportioned Bedrooms are served by two luxurious En-Suite and family Bathroom facilities.

The entire house has been finished to an impeccably high standard and with great attention to detail. Period features such as exposed beams and brickwork are complimented by bespoke hand made oak staircases, engineered oak flooring and subtle décor shades.

In all, a very special home with immense charm.









Outside

French doors open from the dining room/orangery onto a wide paved sun terrace and further sunken courtyard.

Beyond the terrace, steps rise to an attractive landscaped garden which includes a neat lawn with established flower and shrub borders and mature fruit tree.

At the far end there is a vegetable garden. Electric double gates open onto a driveway for several cars.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Services

Mains Water & Drainage
Mains Electricity
Mains Gas

Council Tax Band: G

What 3 Words Location: ///saved.chop.happy

Chilton Foliat,
Hungerford,
Approx. Gross Internal Area
2940 Sq Ft - 273.13 Sq M



01488 686867

www.marshallestateagents.co.uk
sales@marshallestateagents.co.uk
19 High Street
Hungerford, Berkshire, RG17 0NL

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