



Plots 1 & 2, Popham Close, Chilton Foliat, Wiltshire







# Two detached three bedroom, traditional red brick, **double-fronted houses.**

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## Summary of accommodation

### Plot 1

Hall | Kitchen | Sitting room | Utility room | WC | Principal bedroom suite | Two further bedrooms | Family bathroom

Parking for at least two cars | Landscaped gardens | Foundations for a shed

### Plot 2

Hall | Kitchen | Sitting room | Utility room | WC | Principal bedroom suite | Two further bedrooms | Family bathroom

Single garage and parking | Landscaped gardens

## Distances

Hungerford 2 miles (London Paddington 65 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)



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## Situation

No 1 and No 2 Popham Close are situated in the charming village of Chilton Foliat, adjacent to the River Kennet in an Area of Outstanding Natural Beauty.

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 and takes about 65 minutes.

The area is well-known for both state and private schools including Chilton Foliat primary school as well as St John's secondary school and Marlborough College.

## The property

We are delighted to bring No 1 and No 2 Popham Close to the market; two detached three bedroom, traditional red brick, double-fronted houses located on a new development of just 10 new homes. Both properties offer south-facing rear gardens with the front aspect overlooking the new green and play area that has been commissioned for the village.

On entering the property, the hallway is flanked either side by two rooms both with feature bay windows, with the kitchen/diner on one side and a separate living room with a stylish log-burner on the other. From the living room, the French doors open up onto the turfed garden, with well-stocked plant beds and a patio area for entertaining.

The contemporary fully fitted kitchen offers integral Bosch appliances and an open-plan family dining area. At the rear of the room is a useful utility room with access onto the garden. Also on this level is a guest WC.

Upstairs, the principal bedroom boasts an en suite shower room. A further family bathroom services both the second and third bedrooms.



**Approximate Gross Internal Floor Area**

**Plot 1: 118.3 sq m / 1,273 sq ft**

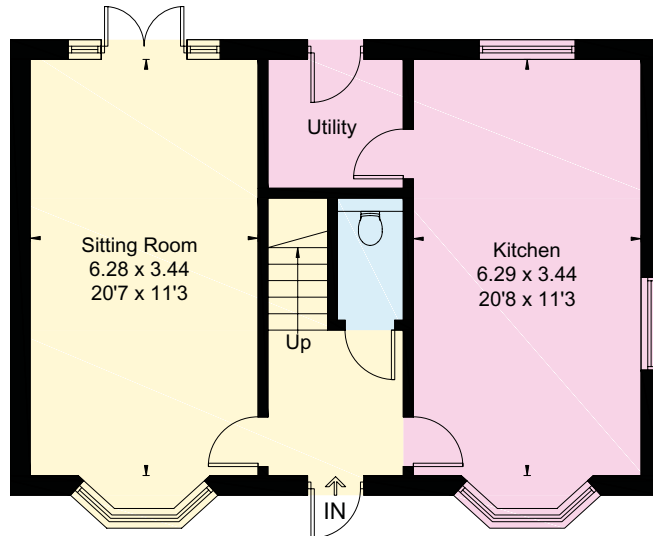
**Plot 2: 135.7 sq m / 1,460 sq ft (includes garage)**

This plan is for guidance only and must not be relied upon as a statement of fact.  
Attention is drawn to the Important Notice on the last page of the text of the Particulars.

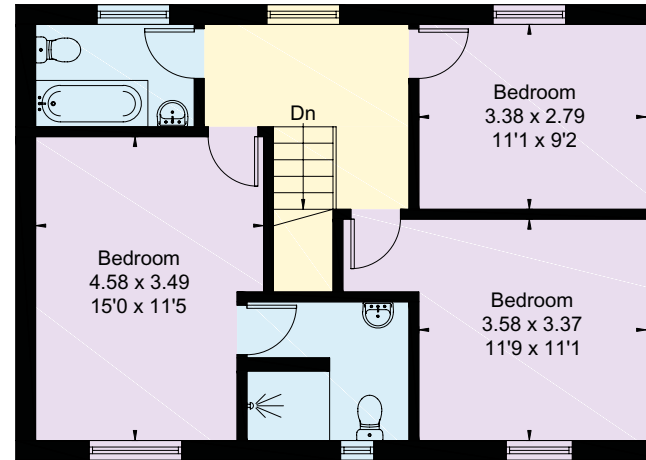
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Garage



**Plot 1**

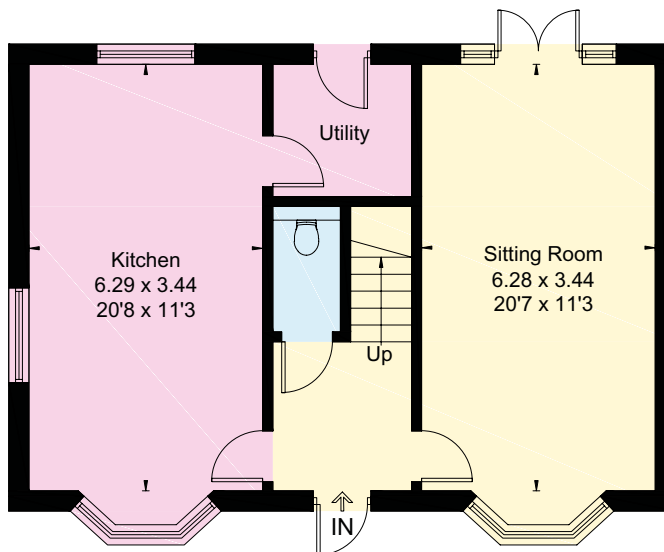


**Ground Floor**

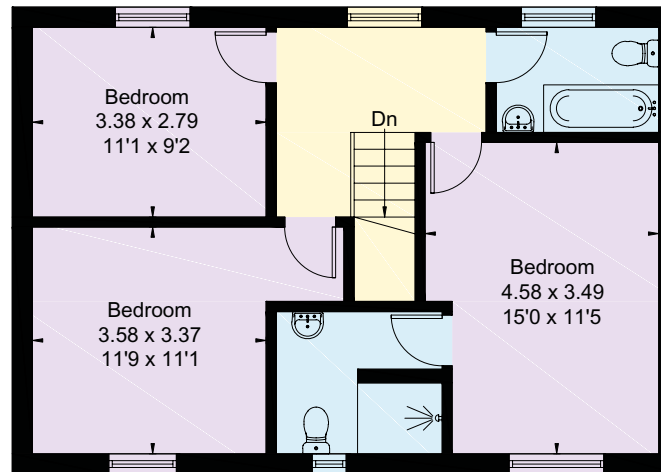


**First Floor**

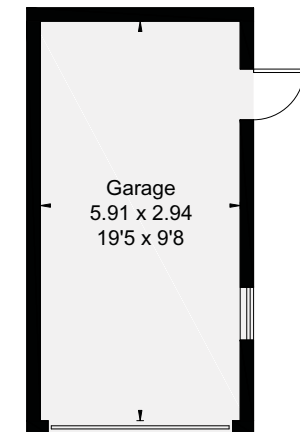
**Plot 2**



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

The houses at Popham Close benefit from CAT 6 cabling in main rooms, double glazing, luxurious gas-fired underfloor heating on the ground floor with radiators on the first floor and a 10 year build warranty with ICW.

## Specification

- Engineered oak flooring throughout ground floor; carpeting to stairs and upper floor; bathroom floors in laminate
- Vaillant gas fired central heating and water; underfloor heating to ground floor and radiators on upper floor with individual thermostats
- CAT6 cabling throughout property
- Openreach fibre to the house installed
- Kitchen equipment: Bosch integrated dishwasher, fridge/freezer, induction hob and single oven
- Woodburner
- Utility room with spaces for washing machine and dryer

## Services

Mains water, electricity and drainage. Gas heating.

## Tenure

Freehold

## Local authority

Wiltshire Council

## Council tax

Valuation will happen upon completion.



## EPC ratings

Plot 1 – B (Predicted)

Plot 2 – B (Predicted)

## Postcode

RG17 0WG

## Directions

From Hungerford pass the Bear Hotel on your left. After about 300 yards turn right signposted to Swindon (B4192). After about 1½ miles, on entering the village of Chilton Foliat, turn right on to Stag Hill and the properties will be found on the right-hand side.

## Viewing

Viewing by prior appointment only with the agents.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2022. Photographs dated July 2022. Reference: BTD012194168

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