



2 Kennet Place

Chilton Foliat, Wiltshire

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A charming three bedroom home situated
on the edge of the village.

Hall | Kitchen | Pantry | Sitting room

Three double bedrooms and family bathroom

Pretty garden and parking to the rear

Hungerford 2 miles (London Paddington 60 minutes), M4 J14 4 miles, Marlborough 9.5 miles,
Newbury 11.5 miles, Swindon 15 miles (London Paddington 60 minutes)
(Distances and times approximate)



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Situation

2 Kennet Place is situated in the pretty village of Chilton Foliat, adjacent to the River Kennet in an Area of Outstanding Natural Beauty and Conservation Area.

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 60 minutes.

For Sale Freehold

2 Kennet Place is a charming property tucked away on the edge of Chilton Foliat.

An elegant and stylish period house on the eastern edge of this sought after village.

Believed to date from the 1890's and having been built as an estate workers house for the nearby Chilton Estate, the present owners have renovated and improved the house to create a comfortable family home with considerable charm.

The sitting room is well proportioned with a big bay window facing the garden and a wood burner.

There is a well-appointed kitchen which has modern appliances.

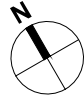
Three double bedrooms, two with built in storage and a family bathroom.

The property comes with a substantial boarded loft, great for storage and potentially more subject to planning.

The delightful garden is mainly laid to lawn with raised flowerbeds and a shed.



The rear of the cottage is approached through a communal courtyard/access lane. There is a parking space directly in front of the cottage.



Approximate Gross Internal Floor Area:

Total: 120.6 sq m / 1298 sq ft

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

Accommodation

See floor plans.

Guide price

£375,000

Services

Mains water, electricity and drainage. Gas heating.

Local Authority

Wiltshire Council

Council Tax

Band D

EPC Rating

Band D

Postcode

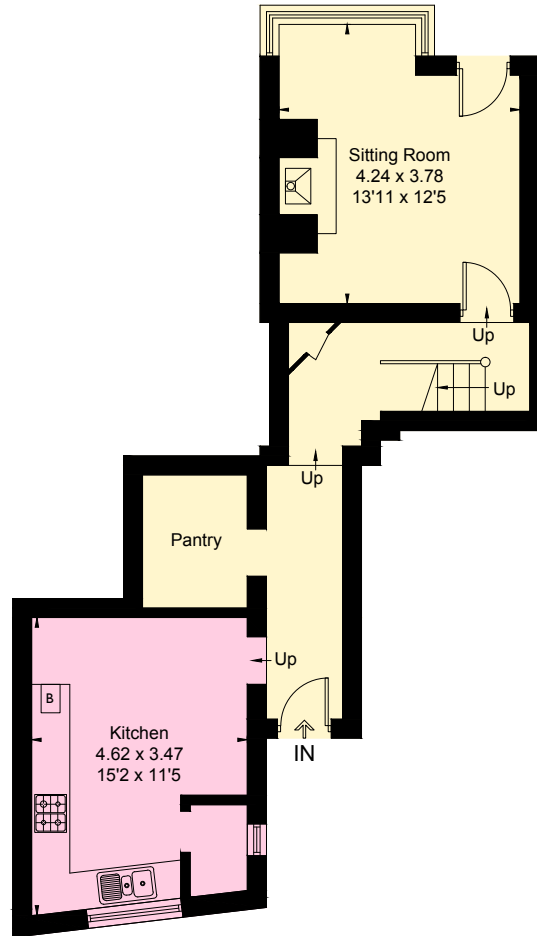
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Directions

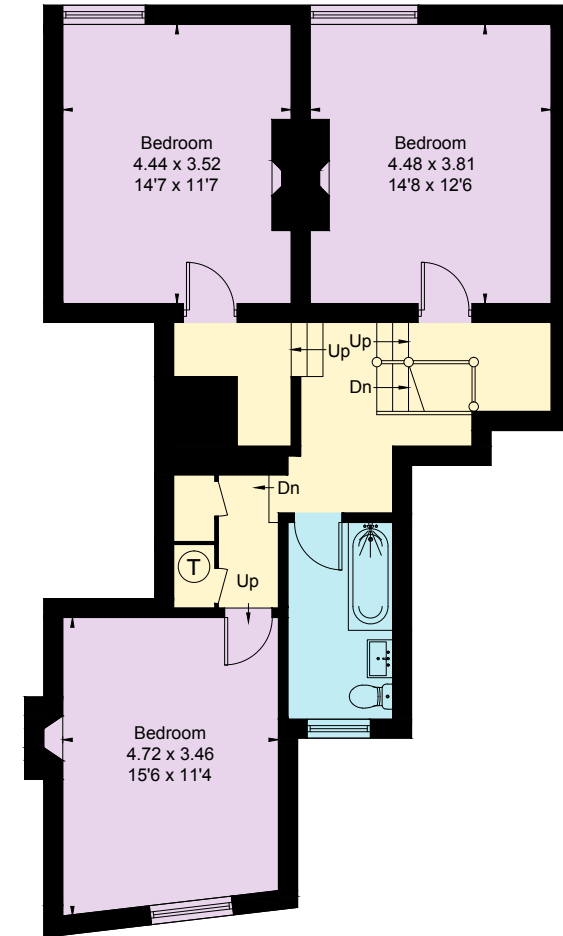
From Hungerford pass the Bear Hotel on your left. After about 300 yards turn right signposted to Swindon (B4192). After about 1½ miles, on entering the village of Chilton Foliat, turn right, signposted for Leverton and Kennet Place is right in front of you. First house on the left down the lane.

Viewing

Viewing by prior appointment only with the agents.



Ground Floor



First Floor



Connecting people & property, perfectly.

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