



49 Chilton Foliat

Chilton Foliat, Wiltshire

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A lovely family home situated
in the heart of the village.

Kitchen | Sitting room | Family room | Conservatory | Utility/boot room | WC

First floor: Principal bedroom suite | Two further bedrooms | Two family bathrooms

Second Floor: Two further bedrooms | Storage

Wrap around garden with patio and off-road parking for two cars

Hungerford 2 miles (London Paddington 50 minutes), M4 J14 4 miles, Marlborough 9.5 miles,
Newbury 11.5 miles, Swindon 15 miles (London Paddington 60 minutes)
(Distances and times are approximate)



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Situation

49 Chilton Foliat is situated in the pretty village of Chilton Foliat, adjacent to the River Kennet, in an Area of Outstanding Natural Beauty and Conservation Area. Chilton Foliat has a popular public house, The Wheatsheaf.

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 Heathrow and London's motorway network.

For Sale Freehold

A charming, private family house situated in the heart of this popular Wiltshire village on the Wiltshire/Berkshire border.

It sits centrally in the garden with established hedging and walls all around.

The original house was built in 1962 but extended in 2012 to add a large sitting room with a conservatory, principal bedroom suite with a large en suite bathroom, two further bedrooms and ample storage space on the roof, thus providing a good size family house.

The large well-appointed kitchen has garden views to the front and adequate room for a table. A door leads through the utility room, cloakroom, coat cupboard and back door to the rear paved garden.

There are double doors from the kitchen to the large, open-aspect sitting room with French windows on to the paved garden area and gas fire with Portland stone surround, through to the east-facing conservatory with two French windows leading out to the garden.

A dining room/study with a fireplace also leads from the hall and kitchen.

Upstairs on the first floor is the principal bedroom suite with a large bedroom and full bath/shower room with double basins.

Two further bedrooms, a separate family bathroom, and a separate shower room are on this floor. A second staircase leads to two further bedrooms with velux windows and a wonderful large storage area.



Outside

The house is approached from the main road through the village (B4192) via shared secure electric gates and a shared private drive to the gravelled parking area.

A pedestrian gate takes you through the garden with lawns to the front and one side of the house. There is a valuable garden shed near the parking area.

To the west side and rear of the house, there is a paved terraced area with a central raised flower bed with a lovely crab apple tree for shade.

Accommodation

See floor plans.

Services

Mains water, electricity and drainage. Gas heating. Fibre Broadband. MRHR – heat recovery ducted system throughout. CAT 5 cabling throughout for either network or telephone system. Satellite system with coaxial cabling throughout. Outside perimeter lighting, Entrance gate intercom and release.

Local Authority

Wiltshire Council.

EPC Rating

Band C

Council Tax

Band F

What Three Words

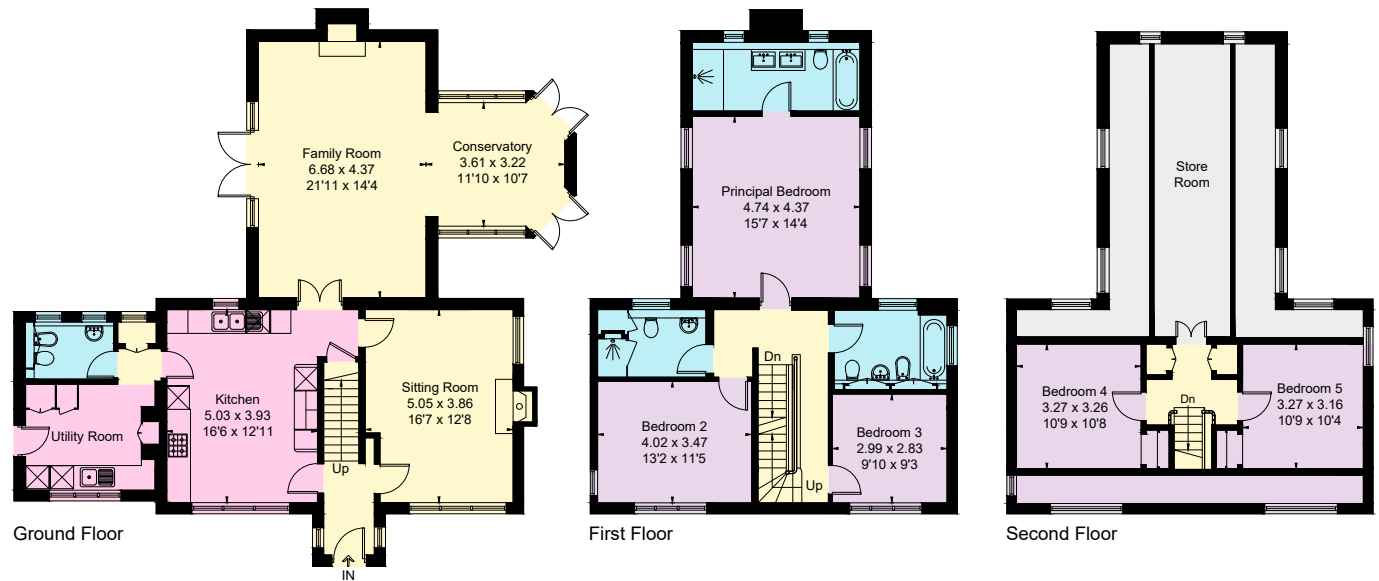
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Viewing

Viewing by prior appointment only with the agents.

Approximate Gross Internal Area = 228.4 sq m / 2,458 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



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