



Chilton Cottage
Chilton Foliat, Wiltshire



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A charming thatched cottage with modern annexe situated in the heart of the village.

Kitchen | Dining room | Sitting room | Study | Snug | Shower room | Principal bedroom suite | Two further bedrooms

Annexe: Kitchen | Sitting room | W.C. | Two Bedrooms | Family shower room

Wonderful garden with shed and off-road parking for two cars (permission for four)

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 approximate)



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Situation

Chilton Cottage 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 takes about 50 minutes.

For Sale Freehold

A unique property, Chilton Cottage is an English Grade II listed thatched cottage dated to circa 1430.

The property is situated in a sought-after village; offers plentiful accommodation and an abundance of traditional period features.

Exposed beams are evidenced throughout, and the property boasts two inglenook fireplaces.

The ground floor of the cottage comprises a sitting room, a snug, spacious formal dining room, a study, and a shower room. The kitchen retains many character features and offers a generous amount of storage.

On the first floor there are three double bedrooms with an ensuite bathroom to the principal bedroom.

The guest accommodation has been sympathetically converted from the original stables with a modern finish and fitted to a high specification.

On the ground floor there is a living room, fitted kitchen, utility room and toilet.

There are two bedrooms and a shower room on the first floor.





Outside

At the front of the cottage there is a small garden enclosed by a flint wall.

There is a lawned area to the rear with mature plants, shrubs, and flowers.

The paved area serves both the cottage and the guest accommodation, perfect for alfresco dining.

There is a handy shed and driveway parking for two cars (with permission for four).

Accommodation

See floor plans.

Services

Mains water, electricity, and drainage.
Gas heating. Air source heat pump (annexe).

Council Tax

Band G

EPC Rating

Main house: E
Annexe: B

Local Authority

Wiltshire Council.

Guide Price

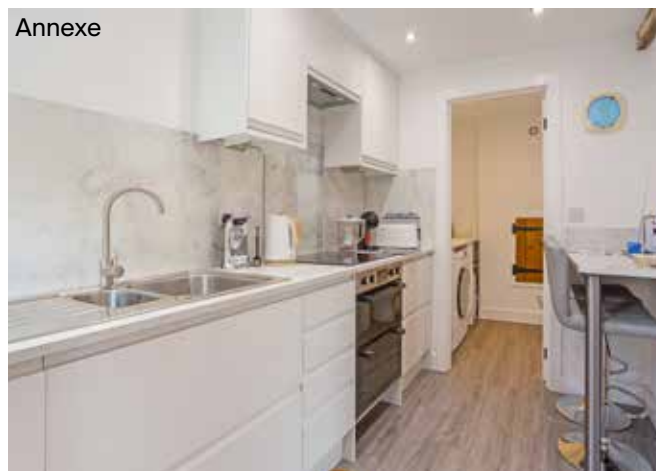
£750,000

Directions (Postcode: RG17 0TE)

From Hungerford pass the Bear Hotel on your left. After about 300 yards turn right signposted to Swindon (B4192). After about 1 mile, on entering the village of Chilton Foliat. Chilton Cottage is on the right hand side.

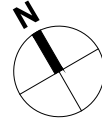
Viewing


Viewing by prior appointment only with the agents.

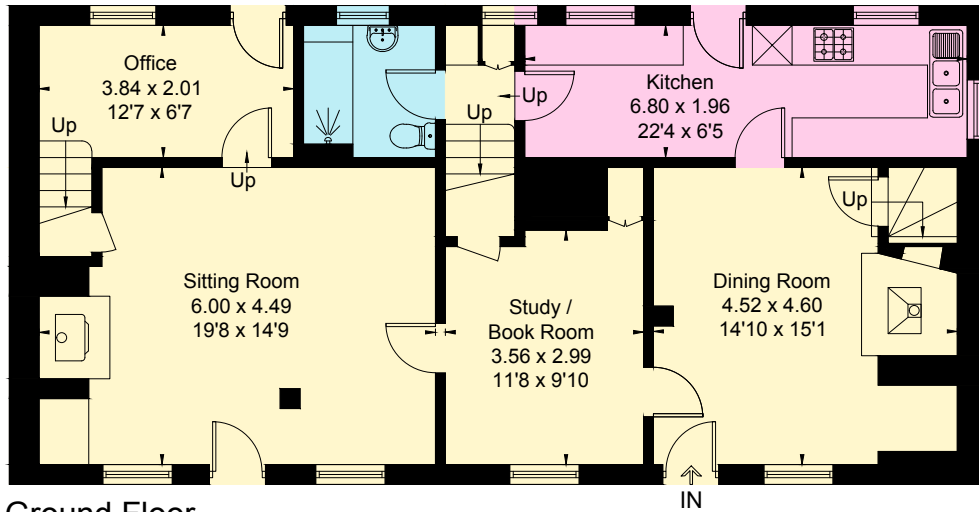


Approximate Gross Internal Floor Area = 155.8 sq m / 1,677 sq ft
Annexe = 65.4 sq m / 704 sq ft
Total = 221.2 sq m / 2,381 sq ft
Including Limited Use Area (10.7 sq m / 115 sq ft)

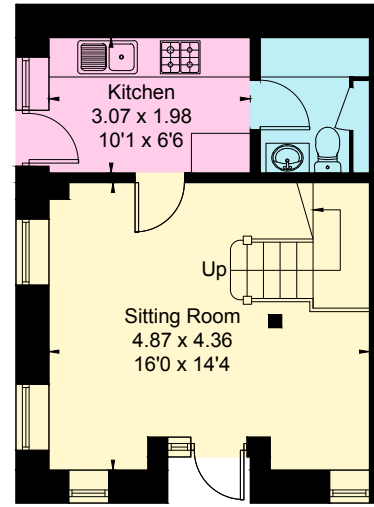
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



 = Reduced head height below 1.5m

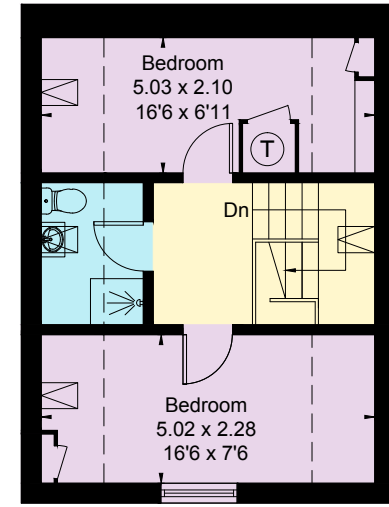


Ground Floor

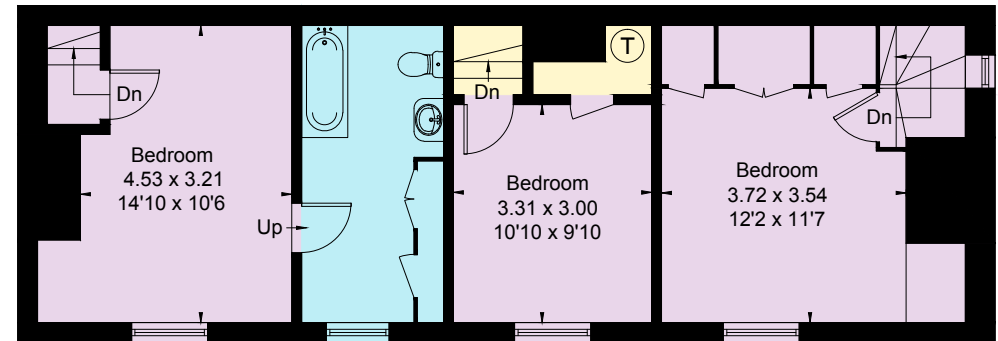


Annexe - Ground Floor

(Not Shown In Actual Location / Orientation)



Annexe - First Floor



First Floor



Connecting people & property, perfectly.

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