



# 4 Whitelocks Piece

Chilton Foliat, Hungerford, Berkshire, RG17 0WL

marc allen



## 4 Whitelocks Piece

Chilton Foliat, Hungerford, Berkshire, RG17 0WL

**Guide £378,000**

**A modern village house with three bedrooms and three en-suites, making it ideal for a growing family or an investor.**

### Description

The property has gas to radiator heating together with double glazing and the accommodation includes a separate entrance hall, a useful downstairs cloakroom and a kitchen which includes an oven and hob. The sitting room opens into the conservatory/garden room which in turn has doors to the garden. This is a valuable extension to the living space and creates a generous open plan room. On the first floor there are three bedrooms, all of which have either an en-suite bathroom or shower room. Outside there is a driveway to the garage and an enclosed garden at the rear.

### Chilton Foliat

Chilton Foliat is a pretty village situated 1 ½ miles from Hungerford. There is a public house and a well respected primary school. Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, restaurants, banks and leisure activities. The M4 motorway can be

joined approximately 3 miles to the north and there is a rail service from the town to Newbury, Reading and London (Paddington).

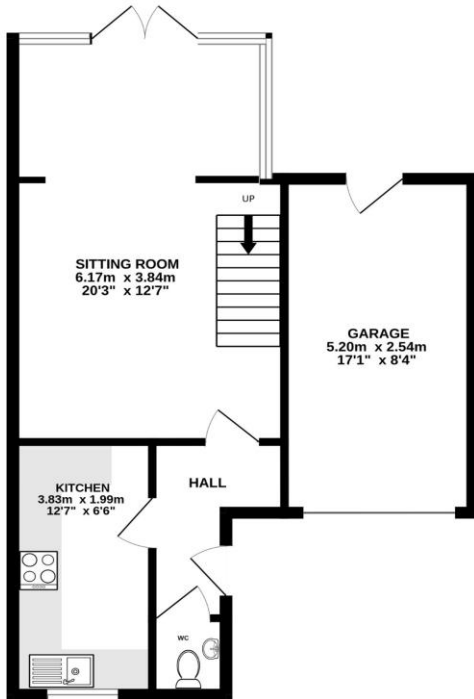
### Directions

From our office turn right down the High Street, left at The Bear Hotel and first right signposted Chilton Foliat. On reaching the village turn right after The Wheatsheaf pub into Stag Hill and Whitelocks Piece will be found along on the right hand side.

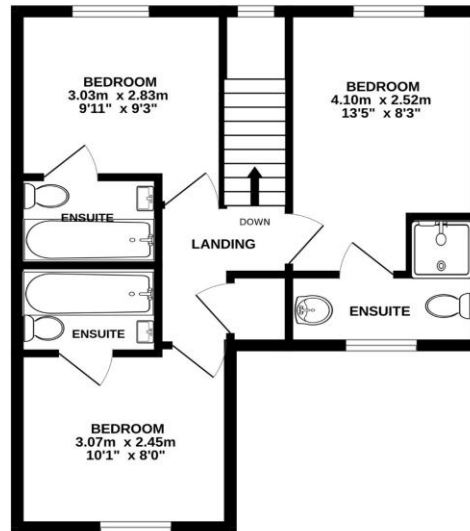
- Entrance Hall
- Cloakroom
- Kitchen
- Sitting Room
- Conservatory/Garden Room
- Three Bedrooms
- Three En-Suites
- Garage
- Driveway
- Gas to Radiator Heating
- Double Glazing
- Enclosed Garden



**GROUND FLOOR**  
36.2 sq.m. (390 sq.ft.) approx.



**1ST FLOOR**  
41.6 sq.m. (447 sq.ft.) approx.



4 WHITELOCKS PIECE CHILTON FOLIAT RG17 0WL  
TOTAL FLOOR AREA : 77.8 sq.m. (837 sq.ft.) approx.

To view this property call Marc Allen Estate Agents on **01488 685353**

Door to:-

#### Entrance Hall

Radiator.

#### Cloakroom

With a wash hand basin and w.c. Radiator.

#### Sitting Room

12' 11" (3.94m) x 12' 7" (3.84m). Radiator. TV aerial point. Stairs to first floor. Opening to:-

#### Conservatory/Garden Room

11' 9" (3.58m) x 7' 3" (2.21m). Radiator. Double doors to the garden.

#### Refitted Kitchen

12' 6" (3.81m) x 6' 5" (1.96m). Fitted with a range of white 'gloss' fronted units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Built-in stainless steel finish electric oven, hob and extractor. Plumbing for automatic washing machine. Appliance space. Radiator. Wall mounted gas fired boiler for domestic hot water and central heating.

#### Staircase gives access to landing

Airing cupboard with hot water tank and immersion heater.

#### Bedroom 1

13' 5" (4.09m) max x 8' 3" (2.51m) max. Radiator. Access to loft.

#### En-Suite Shower Room

With a tiled shower area and folding door, wash hand basin and w.c. Radiator.

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: [sales@marcallen.co.uk](mailto:sales@marcallen.co.uk)

#### Bedroom 2

9' 10" (3m) x 9' 3" (2.82m). Radiator.

#### En-Suite Bathroom

A white suite comprising twin grip panelled bath with a shower attachment, wash hand basin and w.c. Tiled surrounds. Heated towel rail.

#### Bedroom 3

10' 1" (3.07m) max x 8' 8" (2.64m) max. Radiator.

#### En-Suite Bathroom

A white suite comprising twin grip panelled bath with a shower attachment, wash hand basin and w.c. Tiled surrounds. Heated towel rail.

#### Garage

To the side with a metal up and over door. Light and power. Door to rear.

#### At the front of the property is

A shrub border and a driveway to the garage.

#### At the rear of the property is

A mainly lawned garden with shrubs and a patio area, enclosed by wooden fencing and walling.

#### Services

All mains connected. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

marc allen

**Disclaimer** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.