

The Weirs



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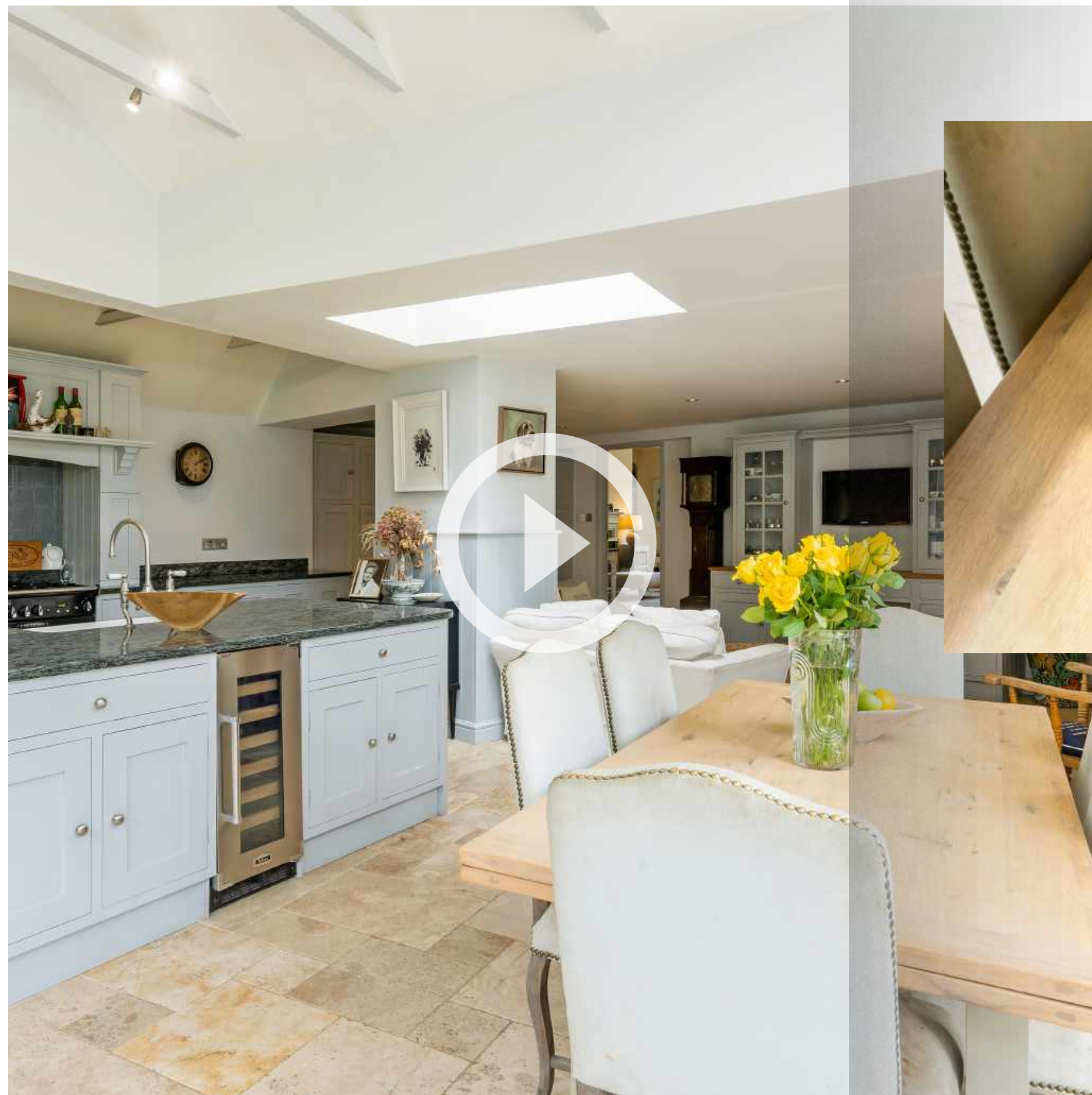
Chilton Foliat
Wiltshire, RG17 0TG

51°25'52.4"N 1°32'16.3"W
[what3words///recap.shipped.musically](https://what3words.com/recap.shipped.musically)



THE
COUNTRY
HOUSE
DEPT.





ABOUT THIS HOUSE



The Weirs not only offers light, space and height in abundance; it is a delightful period property that has a huge amount of charm and character. The end result is a family house that offers excellent accommodation with a separately accessed home office, off street parking and the most stunning gardens, leading down to the River Kennet. Located in the heart of the village of Chilton Foliat, near the popular village of Ramsbury, the house has been extended and improved over the years. Upon arrival, there is immediately a sense of it's wonderful mixture of period features and a simply fabulous kitchen / breakfast / living room. Electric double gates grant access to the parking area and the beautiful gardens, with river frontage, lie beyond.



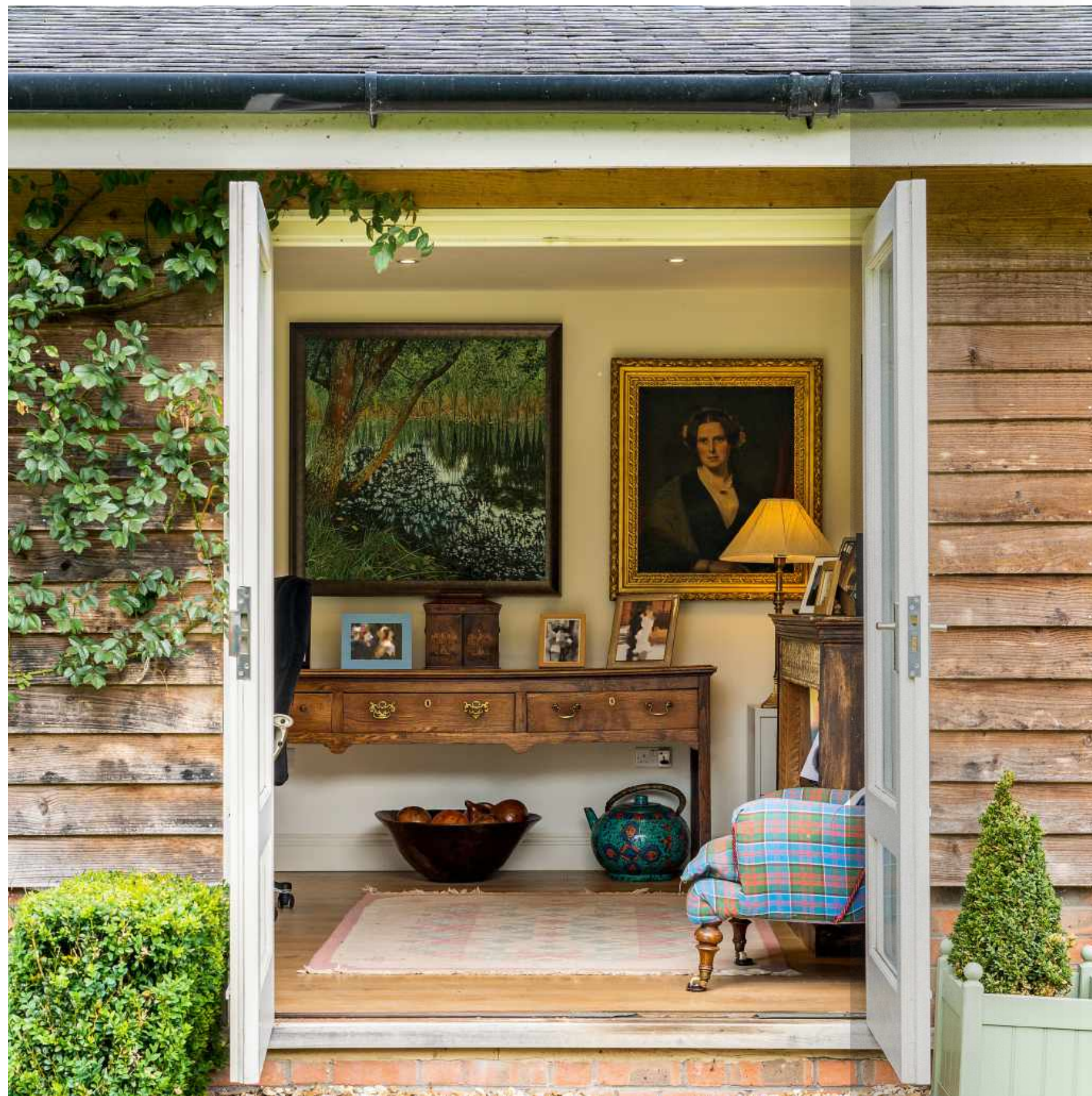
HIGHLIGHTS INCLUDE

There are a number of key highlights to living at this wonderful property. The main ones are:

- The property is over 2,400 sq. ft including the office.
- The Weirs is set in the heart of a highly popular village which in turn is set amongst wonderful, rolling countryside consisting of estates and farmland.
- There are three reception rooms in all which makes for very flexible accommodation and is ideal for entertaining.
- The amazing kitchen which is very much the heart of the home, with French Windows leading out to the terrace and garden beyond.
- There are four bedrooms and three bath/shower rooms, arranged over the first floor, which makes for comfortable family living. The fourth bedroom is separately accessed by its own staircase, making it an ideal guest bedroom.
- The gardens are simply beautiful. Mostly laid to lawn it is interspersed with a variety of trees and shrubs as well as well-established flower beds which are full of colour throughout the summer months. Beyond the gardens is access to the River Kennet, which is currently fenced.
- To the rear of the house, and accessed from the kitchen, is a terrace which is perfect for those who enjoy al fresco dining, beyond which is river fronted garden.







ABOUT THIS HOUSE



WHAT3WORDS

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CO-ORDINATES

51°25'52.4"N 1°32'16.3"W

SERVICES

Mains water, drainage & gas
Oil fired heating

EPC
D

COUNCIL TAX

Band G

LOCAL AUTHORITY

West Berkshire Council



ABOUT THIS AREA

Chilton Foliat is a village and civil parish on the River Kennet on the Wiltshire / Berkshire borders, falling just inside Wiltshire. The parish is in the North Wessex Downs Area of Outstanding

Natural Beauty. It is on the county boundary with West Berkshire and is about 1.5 miles northwest of the Berkshire market town of Hungerford.

This active village has an excellent pub, The Wheatsheaf, as well as a well regarded primary school, pretty church and village hall. The larger village of Ramsbury is close by with another good pub, The Bell, as well as a school, Post Office & shop and a tennis club.

Nearby lies Hungerford. With its large open market square and numerous pubs, this bustling market town is suffused in history. But what you might not know is that contemporary Hungerford is home to a fresh and energetic vibe, stoked by some great independent shopping, a sparkling array of nearby dining options and a thriving café culture. If that wasn't enough, its locality to outstanding schools, great leisure facilities and abundant footpaths, mean the town is fast becoming West Berkshire's most sought after small town.

Marlborough is situated 11 miles away in the picturesque north-east of Wiltshire. Much of its great beauty is environmentally protected and it offers the discerning visitor a discerning blend of facilities. Its famously wide High Street hosts a market twice weekly. The town displays the confidence of wealth from times past, yet today remains vibrant and progressive with its own chic café culture and many independent shops.







ABOUT THIS AREA

Also 11 miles away Newbury, with its large open market square and famous castle ruins, is a bustling market town is suffused in history stoked by some great independent shopping, a sparkling array of dining options and a thriving café culture.

Andover lies 19 miles away, situated on the River Anton which is a major source of the Test. It has excellent communications with a main line station to Waterloo as well as road access via the A303 and M3. It also has a good range of shopping facilities.

There are a number of excellent state and independent schools in the area and road communications are fantastic with good access to the M3, M4, A34 & A303 which provides access to north, London and the M5 to the west.

TOWNS & TRAIN STATIONS

Hungerford 2 miles
Paddington from 65 mins
Marlborough 11 miles
Newbury 11 miles
Paddington from 52 mins
Swindon 15 miles

LOCAL

The Wheatsheaf, Chilton Foliat
The Bell, Ramsbury
The Crown & Anchor, Ham



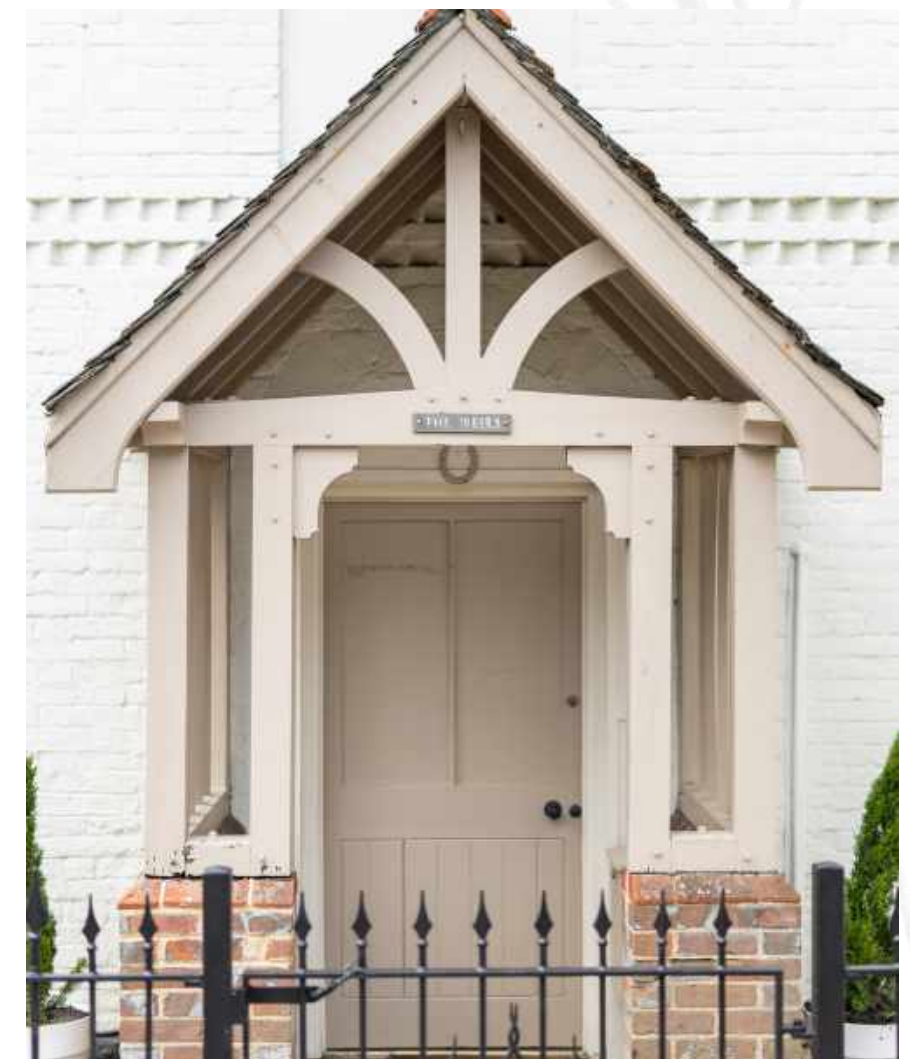
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There is an externally accessed home office which is ideal for those wishing to separate work from homelife.









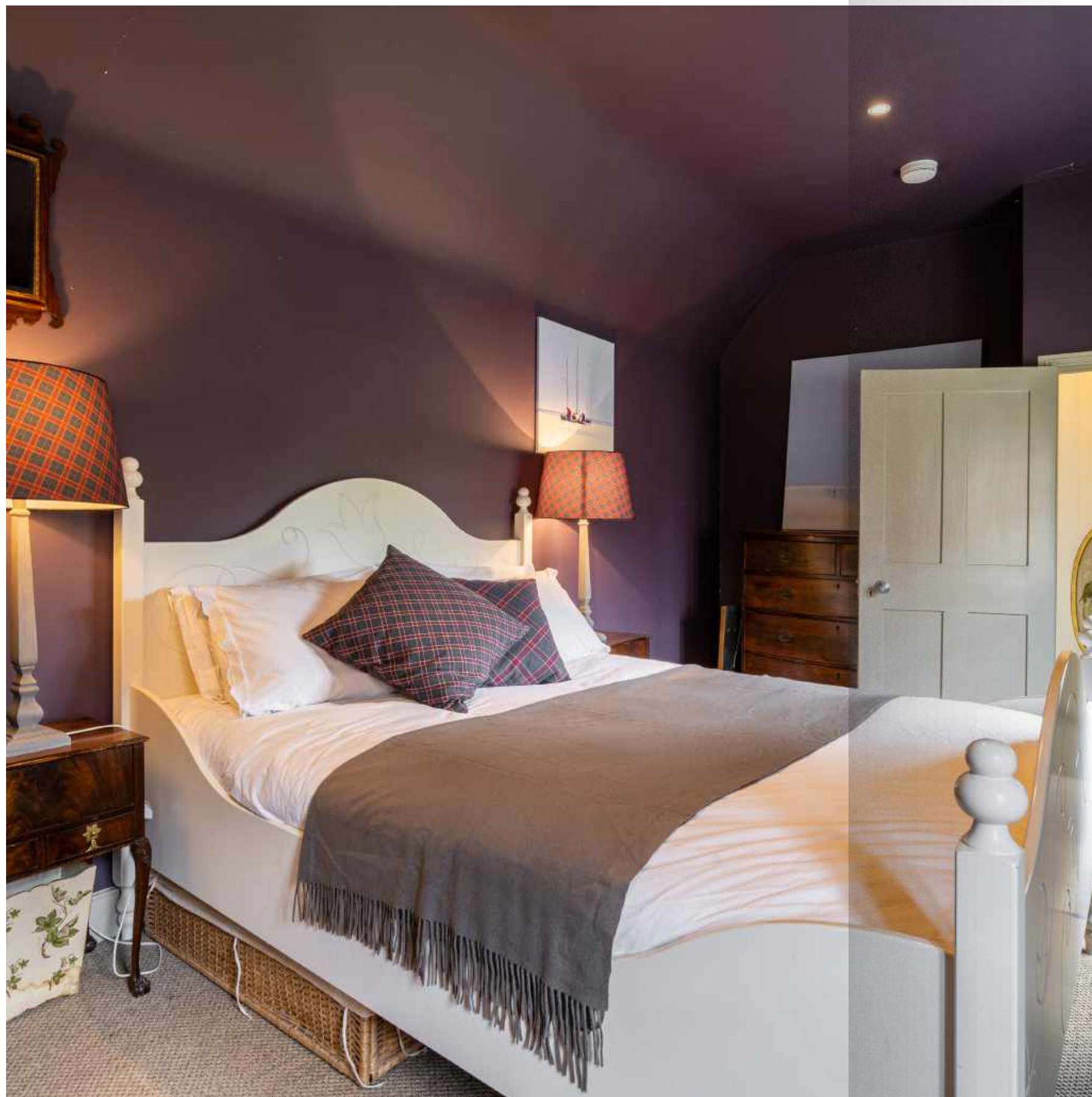
51°25'52.4"N 1°32'16.3"W



There is a large gravel driveway which provides secure parking for a number of cars.

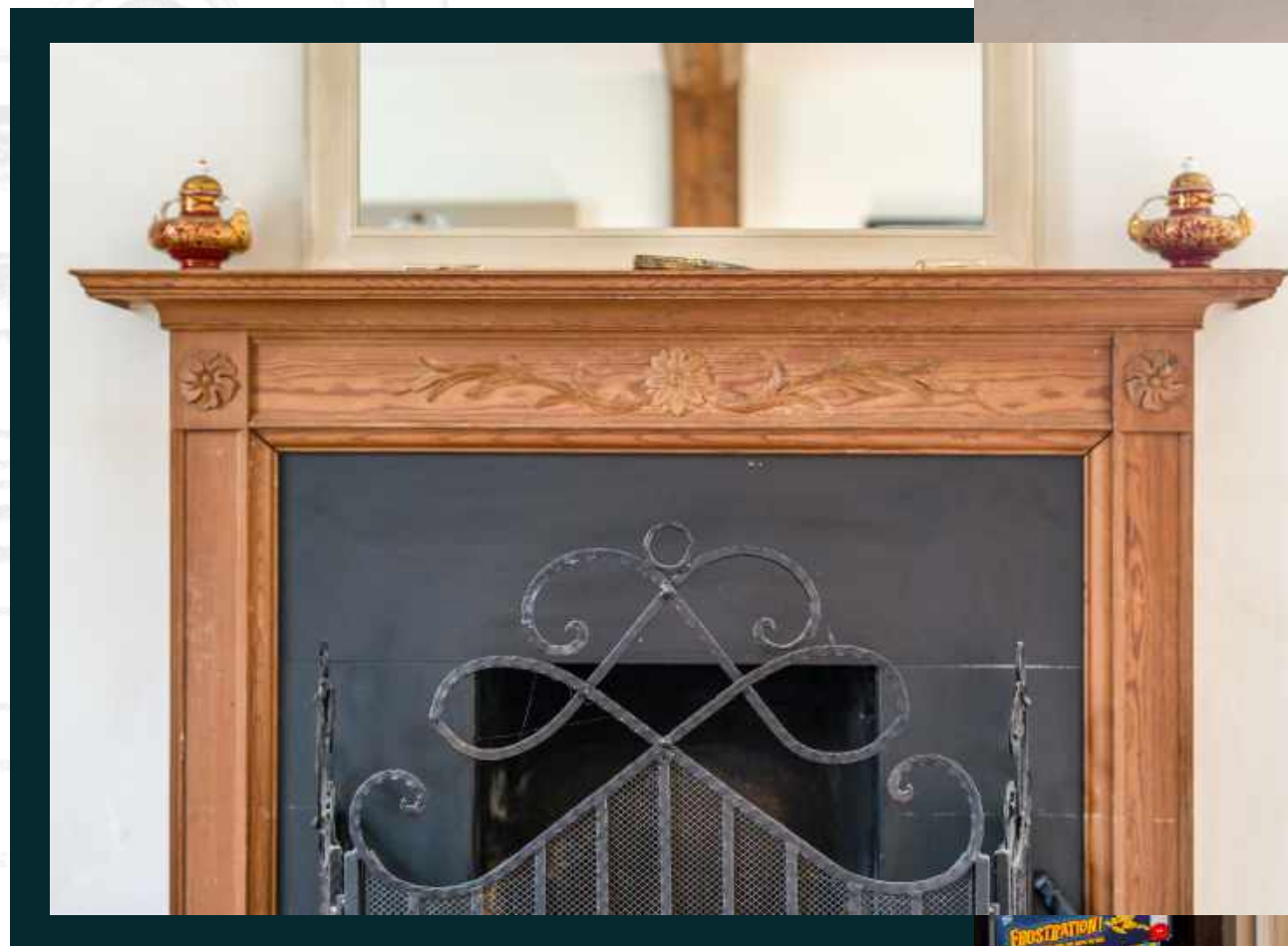








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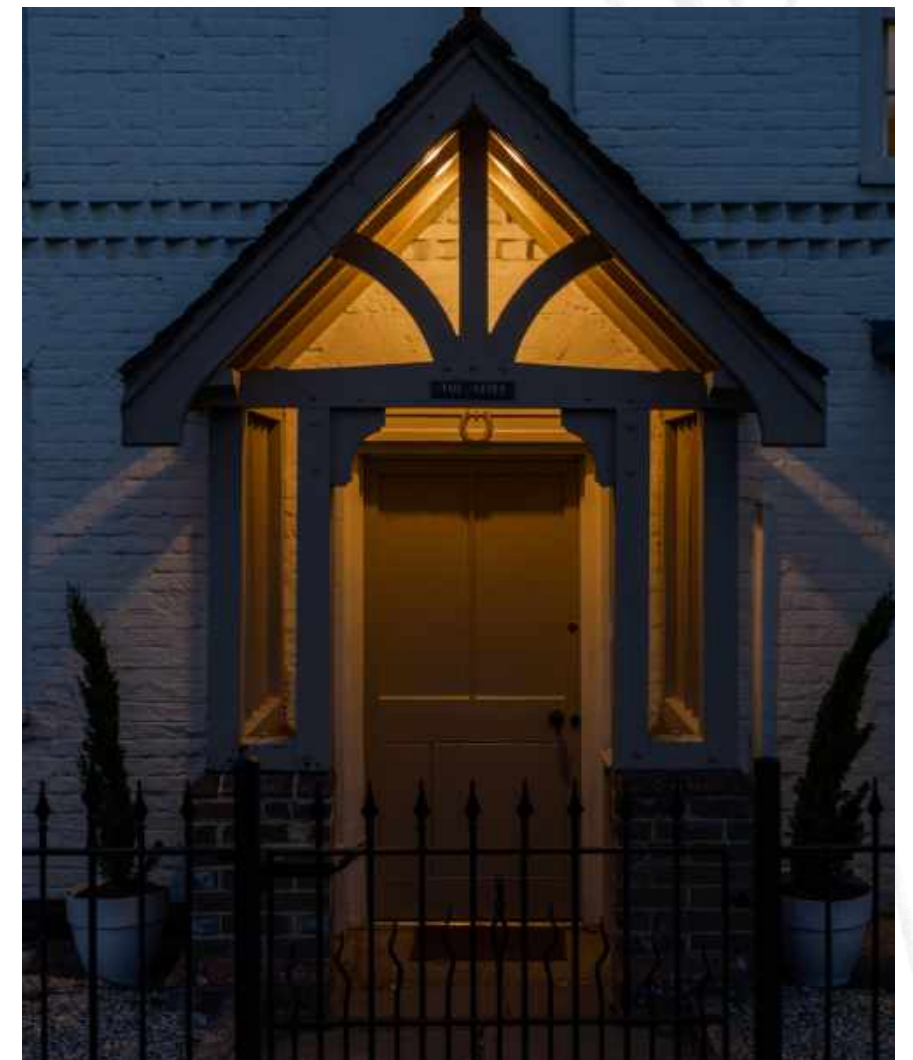
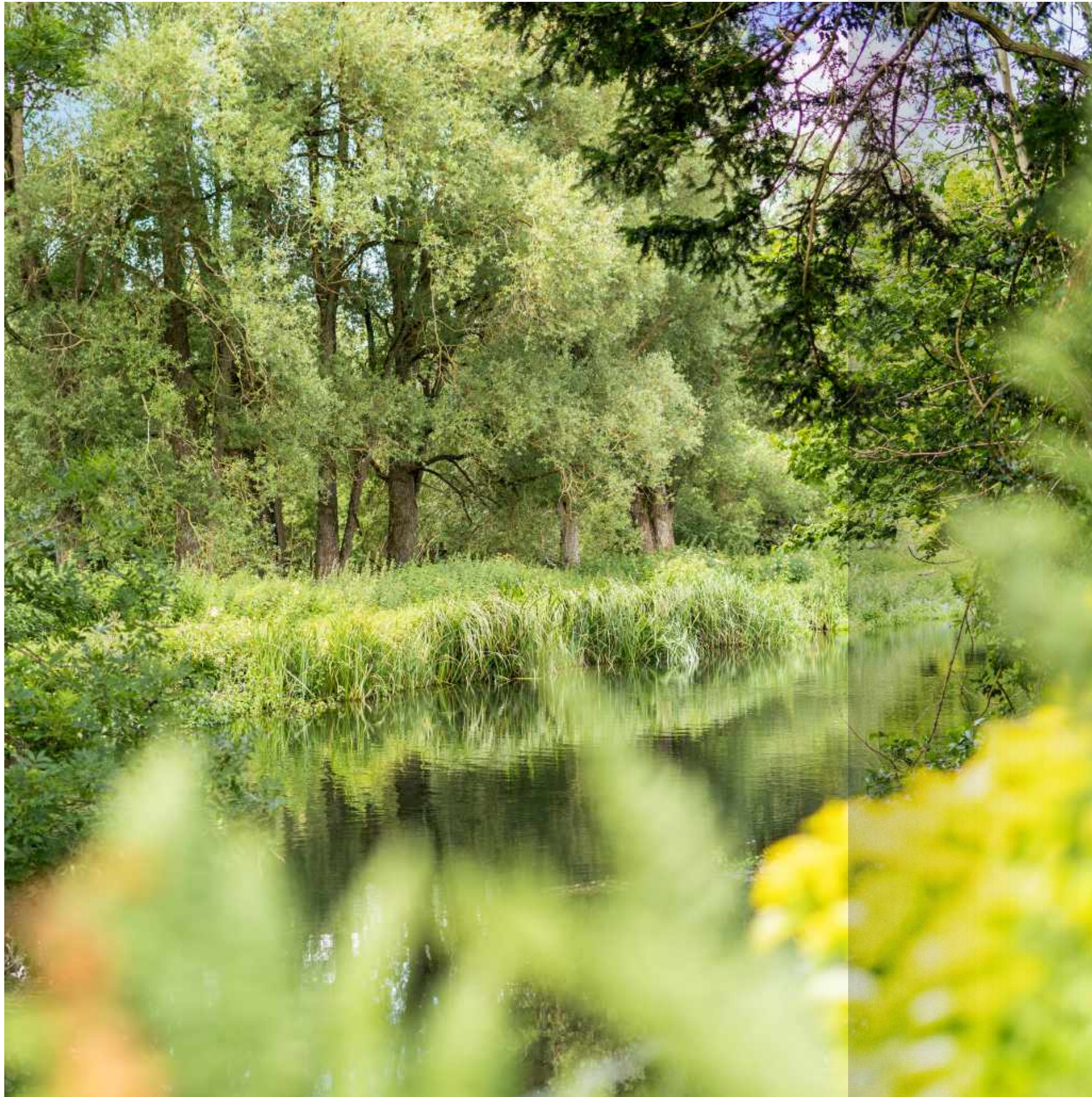


A

wonderful period house in a highly popular village setting with a incredible kitchen / breakfast room, gardens & waterside frontage.





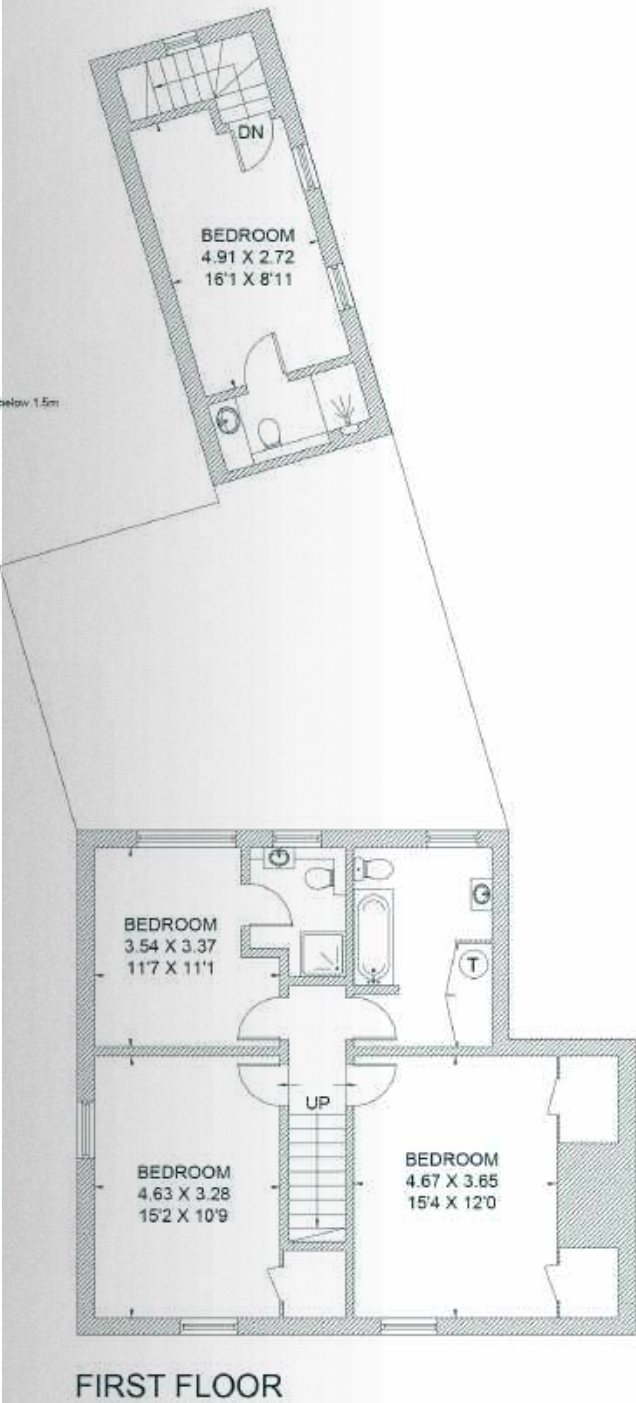
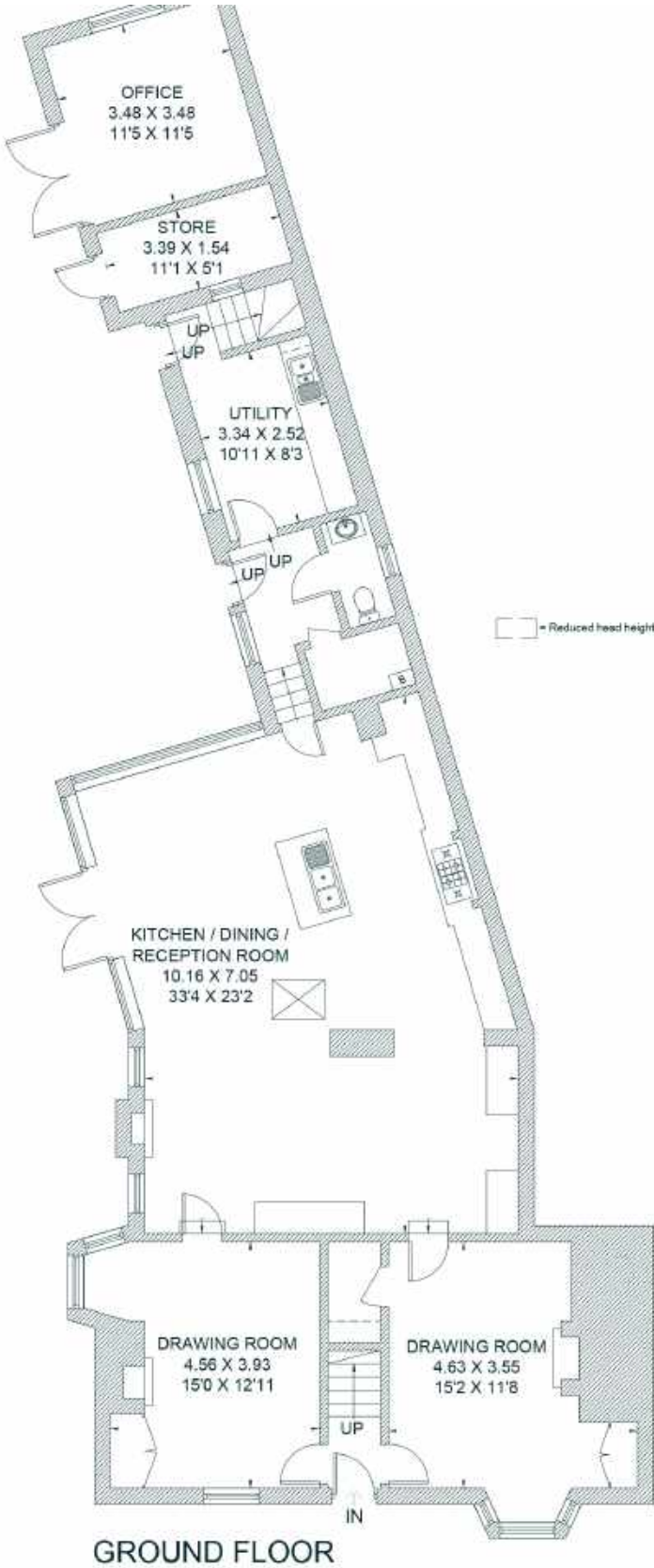




FLOORPLAN



Click to view
Virtual Tour



Approximate Area - 223.3 sq m / 2,404 sq ft | Office / Store - 17.7 sq m / 190 sq ft | Total - 241 sq m / 2,594 sq ft | Including Limited Use Area - 3.6 sq m / 39 sq ft

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AREA GUIDE

Wiltshire

51°24'46.2"N 2°03'04.6"W

F Wiltshire is a special county with a fascinating history from the medieval city of Salisbury, with its magnificent Cathedral, as well as Longleat, famous for its Safari and adventure park, and the beautiful Lacock Abbey, which was the birthplace of photography. The ancient standing stones at Stonehenge (World Heritage Site) and Avebury have a magnetism that has drawn people to them from around the world. Renowned for its iconic white horses carved into the rolling downs, almost half of Wiltshire is designated an Area of Outstanding Natural Beauty and there are numerous ways to enjoy our quintessentially English countryside.

WALKING **The Ridgeway National Trail**
Described as Britain's oldest route it follows along the chalk ridge of Wiltshire, through to the Berkshire Downs and the River Thames measuring a total distance of 87 miles (140 km) long.

EATING OUT **The Swan in Enford**
Tucked away in a secluded little village on the edge of Salisbury Plain is this charming Grade II Listed country pub which sits next to the river Avon.

EVENT **WOMAD**
An international arts festival created to celebrate the world's many forms of music, arts and dance which takes place annually in the grounds of Charlton Park.

DAY OUT **Stourhead House and Garden**
With hills, water and classical architecture framed by a fabulous collection of trees and shrubs, Stourhead was described as 'a living work of art' when first opened in the 1740s.



AREA GUIDE

Berkshire

51°30'33.3"N 1°04'50.1"W

The Royal County of Berkshire is the jewel in the home counties crown. It's no surprise that a county fit for a Monarch is one of the most attractive locations for those making the move out of London, with a wealth of exceptional schools and fast commuter links to the capital. There's no shortage of leisure activities either with racing at Windsor, Ascot and Newbury as well as polo at The Guards Polo Club, Cowarth Park and The Royal Berkshire Polo Club. Fine dining is a particular highlight and Bray is the county's worthy epicentre, with the Roux Brothers' Waterside Inn and Heston Blumenthal's Fat Duck and The Hind's Head.

- WALKING** **Basildon Park**
Walk around four different trails through 400 acres of parkland and Woodland.
- EATING OUT** **The Hind's Head, Bray**
Food that is all cooked with exceptional technical dexterity and consummate culinary imagination.
- EVENT** **Royal Ascot**
Arguably the most prestigious horse racing event in the world. Experience five days of not only the finest horses, jockeys, trainers from around the world but exceptional fashion and cuisine.
- DAY OUT** **Windsor Great Park**
A Royal Park of 4,991 acres, including a deer park, to the south of the town of Windsor.





ABOUT US



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THE
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51°42'58.9"N 1°12'54.6"W