



Crooked Cottage, 28 West Soley, Chilton Foliat,  
Hungerford, West Berkshire

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# Crooked Cottage, 28 West Soley, Chilton Foliat, Hungerford, West Berkshire, RG17 0TW

A delightful Grade II listed cottage with a generous garden set in an idyllic rural position close to Hungerford

Hungerford 4 miles (47 minutes to London Paddington), Ramsbury 4 miles, M4 (Jct 14) 6 miles, Marlborough 10 miles, Newbury 12 miles (40 minutes to London Paddington)

Entrance Hall | Sitting room | Kitchen/dining room | Principal bedroom | 2 Further bedrooms Dressing room | Shower room | Family bathroom Parking | Large garden | Shepherd's hut EPC rating E

## The property

Crooked Cottage is a charming semi-detached thatched cottage, that dates originally from the 17th century, with later additions. The property offers plenty of original character, including exposed timber beams and open fireplaces, and is stylishly decorated throughout. The welcoming reception hall has an attractive brick and terracotta tiled floor and leads through to the sitting room which is dual aspect and has an attractive open fireplace. There is a stunning kitchen/dining room with large windows and French doors providing plenty of natural light and creating a delightful aspect across the terrace and garden. The kitchen is well fitted with painted shaker-style units, a butlers sink, integrated appliances and an Aga range cooker, and there is space for a dining table which overlooks the terrace. Upstairs there are three bedrooms, all benefitting from built-in storage, and delightful views. There is also a dressing room, which could alternatively be used as a study/office if required. In addition, there is

a large family bathroom and a shower room. There is also a new shepherd's hut in the garden which is currently used as a home office. It is fitted with a kitchenette and a shower room providing useful overflow accommodation, and benefits from mains electric and water.

## Outside

At the front of the property there is an area of lawn and a gravel driveway providing plenty of parking space. The extensive garden lies at the rear of the property, backing onto open fields and there are wonderful views all around. The garden is mainly laid to lawn interspersed with mature hedges, shrubs, and flower borders. There is a delightful west facing terrace outside the kitchen/dining room and a further terrace and sitting area to the side of the house.

## Location

Crooked Cottage is situated in West Soley, a small hamlet on the edge of Chilton Foliat, in a very popular and accessible location close to Hungerford, Ramsbury and Marlborough, on the Wiltshire/West Berkshire borders. Chilton Foliat is a charming village with a thriving local community, and benefits from a primary school, the popular pub The Wheatsheaf, a local church and is surrounded by fabulous rolling countryside offering wonderful walking, riding and cycling opportunities. There are excellent local facilities available in Ramsbury including a village shop, primary school, doctors' surgery, gastro-pub and tennis club. The pretty market town of Hungerford is just a few miles away and provides a range of shopping and amenities, as well as a direct train service into London Paddington. There is also a fantastic farm shop nearby. Marlborough offers further amenities including a number of smaller independent shops, a Waitrose supermarket and an organic farm shop. Newbury caters for most other needs. Communications in the area are excellent with easy access to the M4 (J14) and the A34, linking with London, Heathrow Airport and the West Country, and stations in both Hungerford and Newbury provide direct train services into London Paddington.



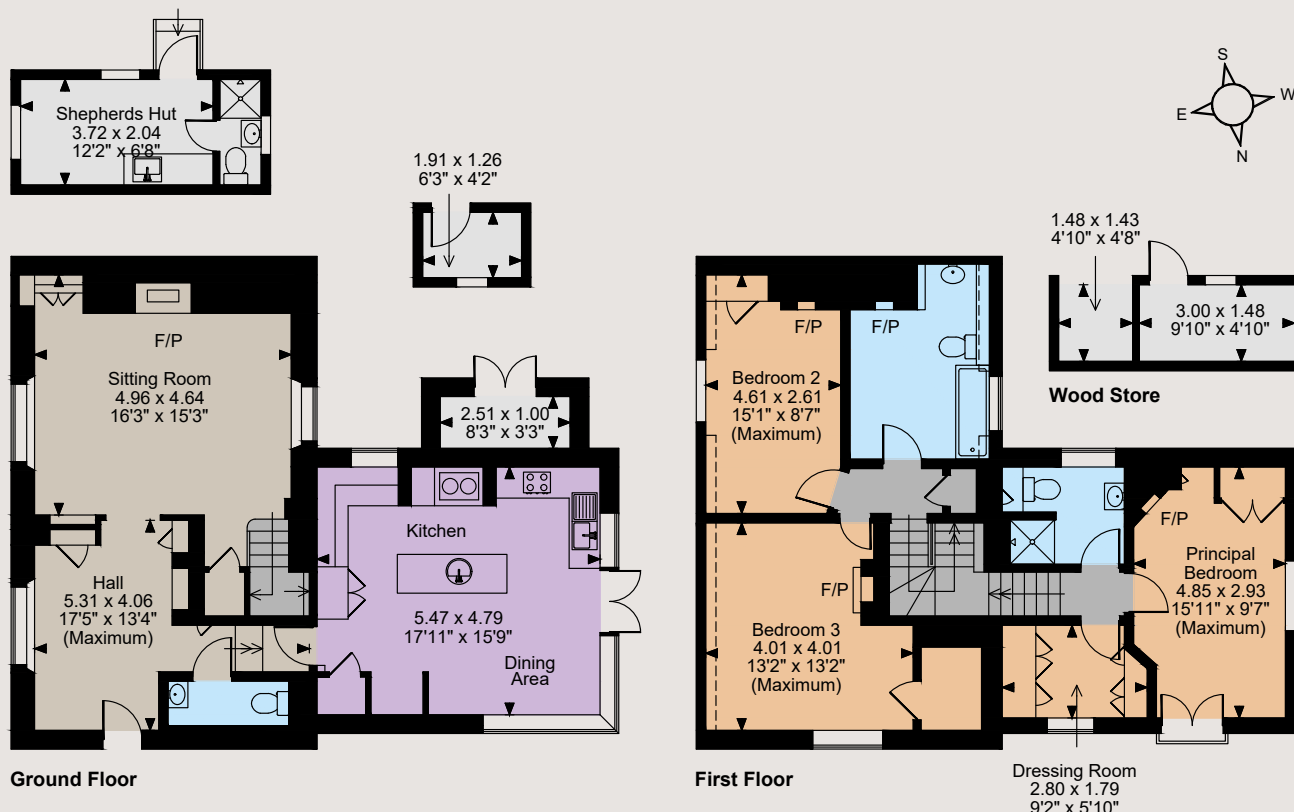


## Floorplans

Main House internal area 141 sq m (1,521 sq ft)

Outbuildings internal area 21 sq m (228 sq ft)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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There is an excellent choice of highly regarded schools in the area including primary schools in Chilton Foliat and Ramsbury, St Francis Pewsey, Pinewood, Cheam, Elstree, Marlborough College, St John's Marlborough, Dauntsey's, Downe House and Bradfield College.

## Directions

From Newbury follow the A4 to Hungerford. Continue through Hungerford on the A4 and take the right turn onto the B4192 signposted to Chilton Foliat. Follow the road to Chilton Foliat, continue through the village, and shortly after leaving the village take the right turn signposted to Crooked Soley. Continue for approximately 1 mile and the property will be found on the left hand side.

## General

**Local Authority:** Wiltshire Council.

**Tel:** 0300 456 0100.

**Services:** Mains electricity and water. This property has a private drainage system that may not comply with the relevant regulations, further information is available on request.

Oil-fired central heating.

**Council Tax:** Band E.

**Tenure:** Freehold.

**Guide Price:** £735,000.

## Newbury

55 Northbrook Street, Newbury, RG14 1AN

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