

Leander Place, Calcot, Reading, Berkshire, RG31 7DS.

5 3 3

£900,000 *Freehold*

Wonderful Neo-Georgian style family home in a charming courtyard setting

This beautifully presented detached family home forms part of an exclusive courtyard-style setting of just four individual homes, a peaceful and highly desirable position offering a wonderful balance of privacy, space and accessibility.

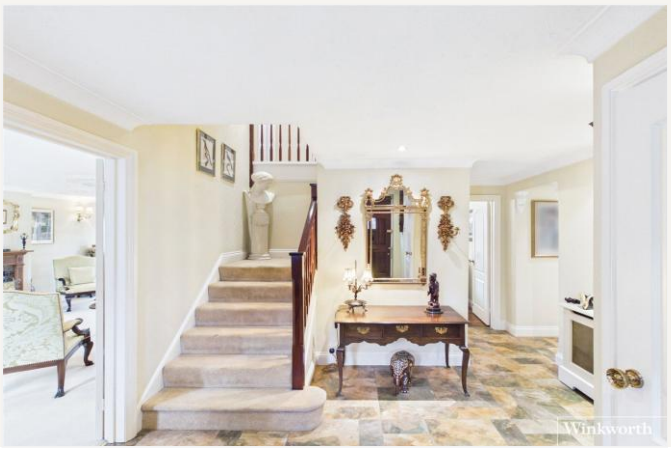
Ideally located within walking distance of both riverside and countryside walks, the setting is perfectly suited to those who enjoy an active outdoor lifestyle.

The accommodation thoughtfully arranged, including a welcoming entrance hall, superb drawing room, separate dining room, family room, kitchen/breakfast room & adjoining utility room and downstairs cloakroom. Upstairs, the property continues to impress with five well-proportioned bedrooms comprising four genuine double bedrooms together with a larger-than-average single bedroom. The principal suite is particularly attractive featuring a stylish en-suite shower room together with a dedicated dressing area/walk-in wardrobe. Bedroom two also benefits from its own en-suite facilities, while the remaining bedrooms are served by a contemporary family bathroom.

The south facing rear garden has been beautifully maintained and enjoys a high degree of privacy.

KEY FEATURES

- Wonderful Neo-Georgian Style home
- Fabulous courtyard setting
- Five bedrooms
- Three bathrooms
- Three reception rooms
- Kitchen/breakfast and utility room
- Wide, private well established rear garden
- Double garage



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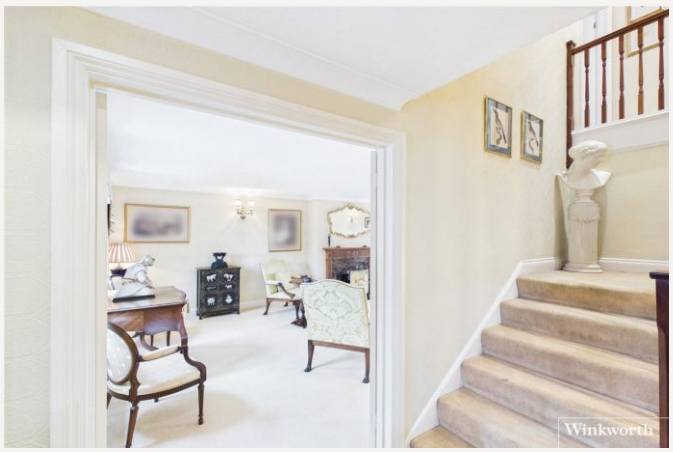

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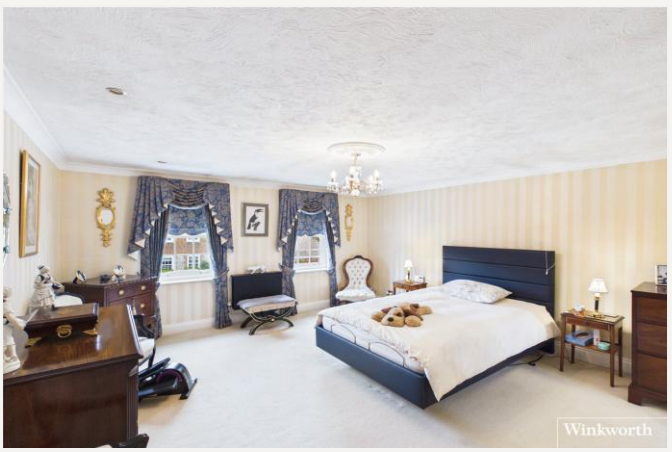

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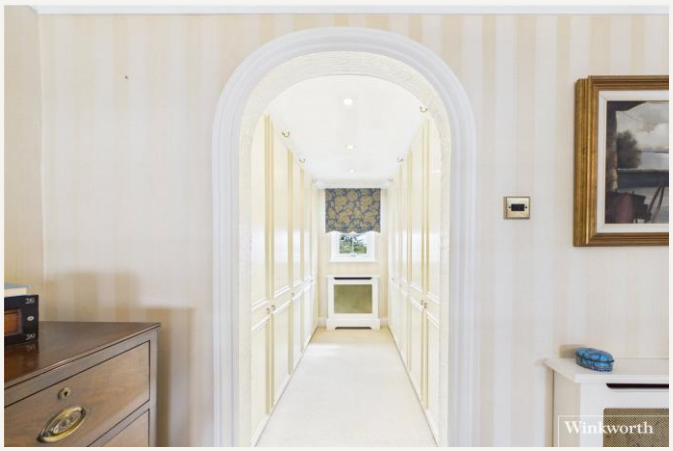

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MATERIAL INFO

Tenure: Freehold
Council Tax Band: E
EPC rating: C



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

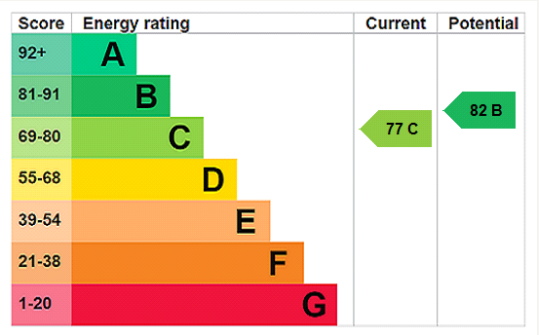
216.1 m²

2325 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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