



TILE HOUSE 3 LEANDER PLACE, CALCOT, READING, BERKSHIRE, RG31 7DS

Winkworth





Tile House, 3 Leander Place, Calcot, Reading, Berkshire, RG31 7DS Freehold

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WONDERFUL NEO-GEORGIAN FAMILY HOME IN A CHARMING COURTYARD STYLE 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.

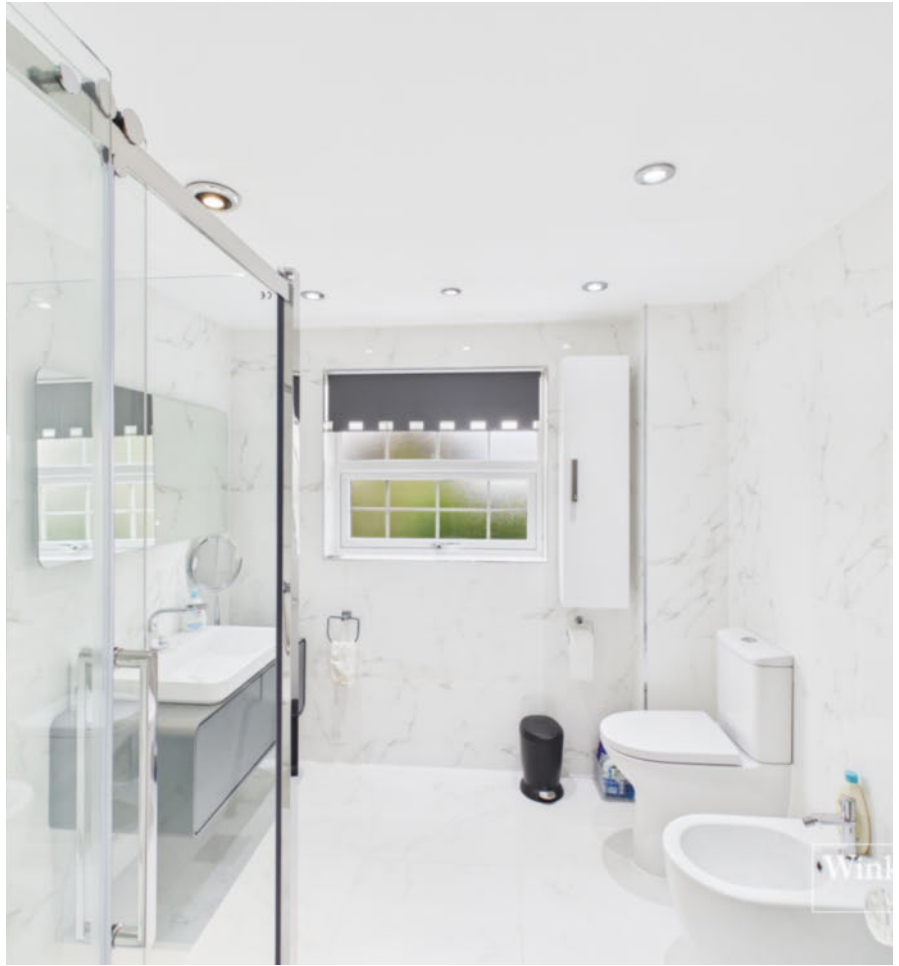
Ideally located within walking distance of both riverside and countryside walks, the setting is perfectly suited to those who enjoy an active outdoor lifestyle, whether that be walking, running or simply enjoying the surrounding scenery.

The accommodation is both generous and thoughtfully arranged, designed to suit modern family living while still retaining a sense of flow and balance throughout. A welcoming entrance hall provides an immediate sense of space, leading through to a superb drawing room alongside separate dining and family living spaces, creating excellent flexibility for both everyday living and entertaining. The kitchen/breakfast room is well-appointed and highly practical, complemented by an adjoining utility room and downstairs cloakroom.

Upstairs, the property continues to impress with five well-proportioned bedrooms arranged around a spacious central landing. The bedroom accommodation comprises four genuine double bedrooms together with a larger-than-average single bedroom, offering excellent flexibility for families, guest accommodation or home working. 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.

Outside, the rear garden has been beautifully maintained and enjoys a high degree of privacy, with mature planting and well-established borders creating an attractive and peaceful outdoor environment. Further benefits include side access, a double garage, double glazing throughout and gas-fired central heating.

Overall, this is a highly versatile and exceptionally well-balanced family home within a small and rarely available enclave - ideally positioned for both countryside enjoyment and convenient day-to-day living.



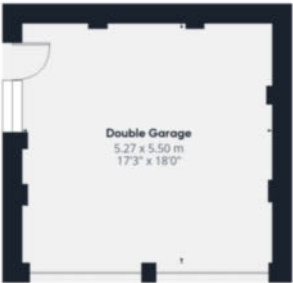
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area^m
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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		





LOCATION

Situated to the west of Reading, Calcot has become one of the area's most consistently popular residential locations - particularly for families and commuters seeking excellent connectivity, strong schooling options and convenient everyday living, while still being within easy reach of surrounding countryside and village life.

One of Calcot's greatest strengths is its accessibility. Junction 12 of the M4 is only moments away, providing swift access towards London, Heathrow, Bristol and the wider motorway network, while Reading station offers fast Elizabeth Line services alongside direct trains into London Paddington in as little as 25 minutes. Theale station is also nearby, giving an additional commuter option for many residents.

The area is exceptionally well served for shopping and amenities. Calcot benefits from one of the region's largest retail hubs, including Sainsbury's Superstore, IKEA, Costco and a range of major retailers, restaurants and fitness facilities, making day-to-day living highly convenient. Nearby Tilehurst and Pangbourne provide a more independent village-style feel with cafés, pubs and riverside walks along the Thames.

For families, schooling is a major draw. The area offers a wide selection of well-regarded primary and secondary schools, alongside excellent access to independent schooling across the wider Reading and West Berkshire area, including Bradfield College, The Oratory School and St Joseph's College.

Despite its convenience, Calcot also enjoys easy access to green space and outdoor leisure. Prospect Park, Linear Park and nearby countryside walks towards Sulham, Tidmarsh and the Pang Valley provide a balance of town and country living that appeals to a broad range of buyers.

The area continues to attract strong demand from both local upsizers and London buyers relocating west in search of more space, better value and improved lifestyle balance - making Calcot an increasingly popular choice for long-term family living.



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