



Calcot Court, Calcot Park, Berkshire, RG31 7RW.

£700,000 *Freehold*

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This stunning courtyard home is located within the grounds of Calcot Park golf club.

Set within the grounds of Calcot Park Golf Course, this elegant Georgian link-detached mews home enjoys an enviable position overlooking the picturesque lake by the 7th hole.

Beautifully presented throughout, the property offers bright, spacious and well-appointed accommodation. The ground floor features a welcoming reception hall, a downstairs cloakroom, a generous dual aspect sitting room, separate dining room and a superb kitchen/breakfast room with underfloor heating. There is also a utility room and a versatile storage area, formerly the garage, providing additional practicality.

Upstairs, the home offers three well-proportioned bedrooms, including a contemporary en-suite shower room, alongside a modern family bathroom.

Outside, the property boasts a private, low-maintenance enclosed courtyard garden with side access leading to the residents' parking area within the main courtyard. A private driveway to the rear completes this exceptional home.

Combining character, comfort, and a highly sought-after setting, this is a rare opportunity to enjoy peaceful living within one of the area's most desirable locations.

KEY FEATURES

- Stunning mews style home
- Superb condition throughout
- Impressive kitchen/breakfast room
- Two separate reception rooms
- Delightful courtyard setting
- Set in the heart of Calcot Park golf course
- Driveway parking



Reading

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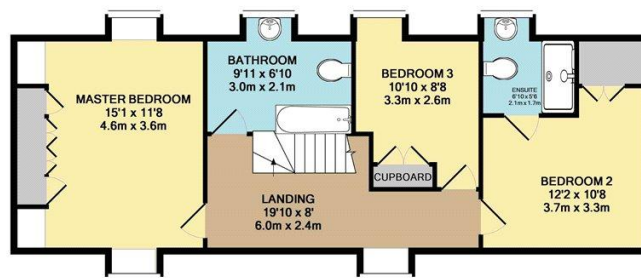


MATERIAL INFO

Tenure: Freehold
Service Charge: £550 per annum
Council Tax Band: G
EPC rating: E



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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