



Eaton House, Calcot Park, Berkshire, RG31 7RN.

Price Guide £1,450,000 *Freehold*

Discreetly nestled within the enchanting, tree-lined setting of Calcot Park, this exceptional family home represents a rare opportunity—seamlessly blending timeless Georgian architectural elegance with refined contemporary living. Constructed circa 1994 by the highly regarded Donfield Developments, the property enjoys a commanding yet private position, approached via East Drive through secure automated wrought-iron gates, leading to a shared approach, ample driveway parking, and a double garage. From the moment you step inside, the home exudes sophistication. The impressive entrance hall is striking in both scale and symmetry, featuring a beautifully crafted half-turn staircase rising to a galleried landing, all bathed in natural light. The ground floor accommodation is generous and highly versatile, offering three elegant reception rooms ideal for entertaining or relaxed family living, complemented by a large and light-filled conservatory overlooking the garden. A cloakroom adjoins the hallway, while the heart of the home is the bespoke Mark Wilkinson kitchen/breakfast room—expertly crafted in fine oak and appointed to an exceptional standard. A separate utility room enhances everyday practicality.

Upstairs, the principal suite provides a luxurious retreat, complete with a full en-suite bathroom and extensive built-in wardrobes. A further guest suite also benefits from its own en-suite, while two additional well-proportioned double bedrooms are served by a stylish shower room. All bedrooms are thoughtfully designed with generous fitted storage.

To the rear lies a wholly secluded, south-west facing walled garden—a true private sanctuary. Surrounded by mature trees, established shrubs, hedging, and fruit trees, the garden offers multiple areas for outdoor dining, recreation, and quiet relaxation.

Additional features include double-glazed sash-style windows, gas-fired central heating via radiators, and a substantial partly boarded loft space offering clear potential for conversion (subject to the necessary planning consents).

Beautifully maintained and classically styled, this distinguished home occupies one of the area's most desirable private settings. Early viewing is highly recommended.

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KEY FEATURES

- Stunning home set in Calcot Park Golf Course
- Secluded property location
- Gated driveway access to double garage
- Four spacious reception rooms
- Four double bedrooms
- Three bathrooms including 2 en-suites
- Delightful walled gardens
- No onward chain complications
- Excellent transport links

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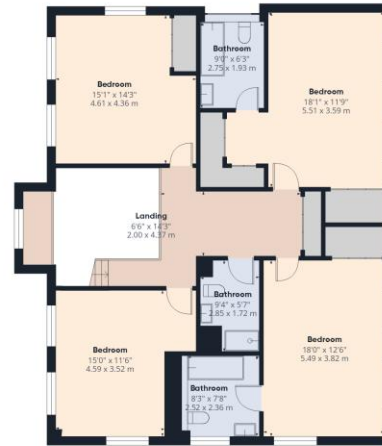


MATERIAL INFO

Tenure: Freehold
Council Tax Band: H
EPC rating: D



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m
3386 ft²
314.7 m²

(1) Excluding balconies and terraces

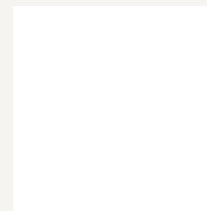
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	73 C
39-54	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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