



Mill Lane, Calcot, Reading, Berkshire, RG31 7RS

Offers Over £625,000 *Freehold*



An elegant four-bedroom home in a private walled mews

Tucked away within an exclusive walled mews of just four homes, Number 3 is an elegant and beautifully crafted village-style residence, forming part of a highly regarded development by Monwood Fine Homes. Occupying a peaceful setting along one of Calcot's most desirable residential roads, the property combines the charm and character of a traditional home with the comfort and efficiency of contemporary living.

Arranged over three floors and offering beautifully balanced accommodation, the house has been thoughtfully designed to provide both flexibility and practicality for modern family life. A welcoming entrance hall leads through to an elegant kitchen and breakfast room, thoughtfully designed and fitted with a comprehensive range of integrated Bosch appliances.

To the rear, a spacious sitting room forms the heart of the home, centred around a fireplace and opening onto the garden through French doors. Open plan from the sitting room, a striking vaulted garden room creates an impressive sense of space and light, providing a wonderful setting for entertaining, family gatherings and everyday living whilst enjoying views across the landscaped rear garden.

The first floor offers a generous guest bedroom with en-suite shower room, alongside two further double bedrooms served by a contemporary family bathroom. Occupying the entire second floor, the principal suite provides a peaceful retreat, featuring a dressing area and private en-suite shower room.

Outside, the property enjoys the privacy and security of its attractive walled mews setting. To the rear, a newly landscaped west-facing garden has been designed for ease of maintenance, with a generous paved terrace ideal for outdoor dining and entertaining, complemented by an area of lawn. To the front, a private garden enhances the property's charming approach and sense of arrival.

Further benefits include a barn-style garage with useful loft storage, allocated parking, underfloor heating throughout the ground floor, double glazing and a security system.

Calcot remains one of the most convenient and well-connected locations on the western side of Reading, offering excellent access to Reading and Theale stations, the M4 motorway and a comprehensive range of everyday amenities.

The surrounding area provides an appealing balance of convenience and countryside, with the nearby Kennet & Avon Canal, attractive country walks, golf courses and miles of Berkshire countryside all within easy reach.

Combining timeless architectural styling with modern specification and an enviable location, Number 3 represents a rare opportunity to acquire a beautifully appointed home within an intimate and exclusive mews setting.

KEY FEATURES

- Exclusive walled mews development of just four homes.
- Beautifully crafted by Monwood Fine Homes.
- Four double bedrooms arranged over three floors.
- Principal suite with dressing area and en-suite shower room.
- Guest bedroom with en-suite shower room.
- Elegant kitchen/breakfast room with integrated Bosch appliances.
- Spacious sitting room with fireplace and French doors to garden.
- Stunning open-plan vaulted garden room.
- Landscaped west-facing rear garden with patio terrace.
- Barn-style garage, allocated parking and underfloor heating to the ground floor.

Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...



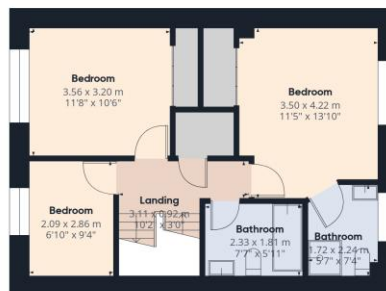


MATERIAL INFO

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



Ground Floor



Floor 1



Floor 2

Approximate total area^m

136.8 m²
1473 ft²

Reduced headroom

3.2 m²
35 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/REA260515>

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer. 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.

Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...