



CALCOT PARK, READING, WEST BERKSHIRE, RG31 7RN
OFFERS IN EXCESS OF £1,500,000 FREEHOLD

STUNNING FAMILY RESIDENCE OF STATURE WITHIN CALCOT PARK

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DESCRIPTION:

Discreetly nestled within the enchanting, tree-lined environs of Calcot Park, this exceptional family home is a rare offering—blending timeless Georgian style architectural elegance with refined contemporary living. Constructed circa 1994 by the highly regarded Donfield Developments, this residence enjoys a commanding yet private setting, approached via East Drive through secure automated wrought-iron gates that open onto a shared approach to the ample driveway as well as a double garage.

The home exudes sophistication from the very first step inside the grand entrance hall, soaring in height, features a beautifully crafted half-turn staircase rising to a galleried landing. The sense of scale and symmetry is immediately striking, enhanced by an abundance of natural light.

The ground floor accommodation is both generous and versatile, comprising three elegant reception rooms ideal for entertaining or relaxed family life along with a large and light conservatory. A cloakroom adjoins the hall with the heart of the home being the bespoke 'Mark Wilkinson' kitchen/breakfast room—crafted in fine oak and appointed to an exemplary standard, complemented by a separate utility room, ensuring both style and practicality.

Upstairs, the principal suite is a haven of comfort, complete with a luxurious full en-suite bathroom and extensive built-in wardrobes. A further guest suite also benefits from its own en-suite, while two additional double bedrooms are served by a well-appointed shower room. Each bedroom is generous in proportion and thoughtfully designed with ample fitted storage.

To the rear lies a wholly secluded south-west facing walled garden—a true sanctuary. Bordered by mature trees, established shrubs, hedging, and some fruit trees, this private retreat offers multiple areas for dining, play, and quiet reflection.

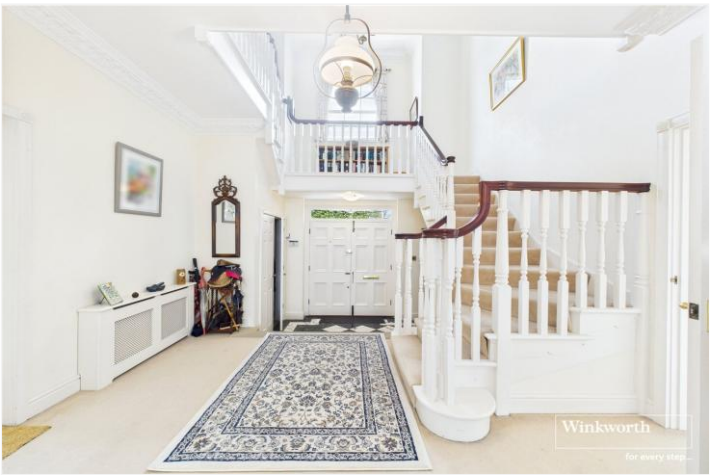
Further features of this distinguished home include double-glazed sash-style windows, gas-fired central heating via radiators, and a substantial partly boarded loft space offering clear potential for conversion (subject to planning).

This is a rare opportunity to acquire a beautifully maintained, classically styled home in one of the area's most desirable private settings. Early viewing is highly recommended.

AT A GLANCE

- Stunning house adjacent to Calcot Park Golf Course
- Secluded property at end of a cul de sac
- Gated driveway access to double garage
- Four spacious reception rooms
- Four double bedrooms
- Three bathrooms (2 en-suites)
- Delightful partly walled gardens
- No onward chain complications
- Easy access to J12, M4 and mainline Reading Station to London









This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold
Council Tax Band: H
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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