

CALCOT COURT, CALCOT PARK, BERKSHIRE, RG31 7RW.

**£700,000 FREEHOLD**

**A STUNNING GEORGIAN GRADE II LISTED MEWS HOME SET IN A PRESTIGIOUS COURTYARD DEVELOPMENT WITHIN CALCOT PARK GOLF COURSE.**

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## DESCRIPTION:

This splendid Georgian link-detached mews home is nestled within the superb grounds of Calcot Park Golf Course, offering breathtaking views over the lake by the 7th hole. Immaculately presented throughout, the bright and spacious accommodation includes a generous reception hall, a downstairs cloakroom, a dual-aspect sitting room, a separate dining room, and a stunning kitchen/breakfast room with underfloor heating. Additional features include a large utility room and a useful storage area, formerly the garage.

Upstairs, there are three well-proportioned bedrooms, complemented by a stylish en-suite shower room and a contemporary family bathroom. Outside, the property benefits from a low-maintenance, enclosed courtyard garden with side access leading to a residents' parking area in the main front courtyard. A private driveway is also located at the rear of the property.

## AT A GLANCE

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



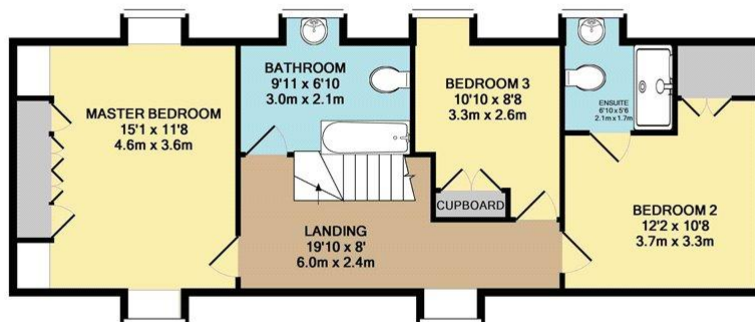








GROUND FLOOR



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		

**Tenure:** Freehold

**Service Charge:** £550 per annum

**Council Tax Band:** G

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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