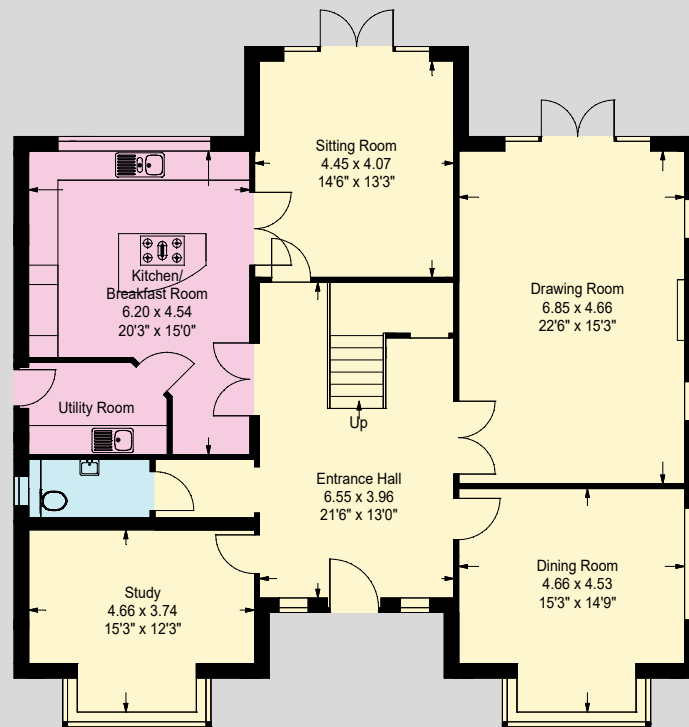




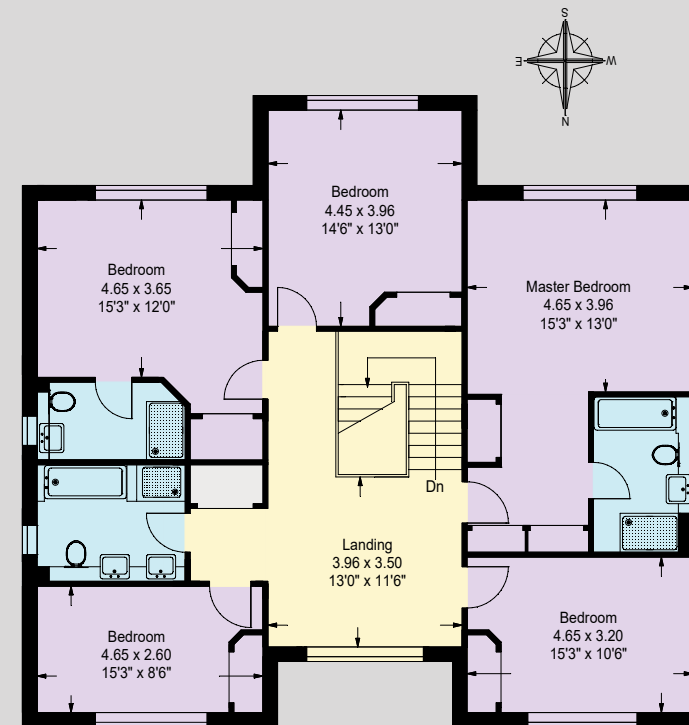
PW.

7 Kendrick Gate,  
Calcot, Reading, Berkshire.  
[www.patrickwilliams.co.uk](http://www.patrickwilliams.co.uk)

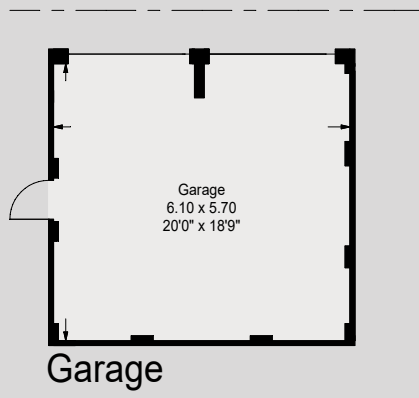




Ground Floor



First Floor

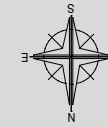


Garage

Approximate  
Gross Internal Floor Area  
House: 293sq.m. or 3154sq.ft.  
Garage: 35sq.m. or 377sq.ft.

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Constructed in accordance with the RICS code of measuring  
practice, this plan is for layout guidance only. It is not to scale,  
unless specified. Please check all dimensions & shapes before  
making any decisions reliant upon them.

- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Outside Space
- Bedroom/Dressing Rooms
- Bathrooms
- Storage



## 7 Kendrick Gate

Tilehurst, Reading, Berkshire. RG30 4DP

A superb executive detached 5 bedroom family house located in the desirable Kendrick Gate development.

- Beautifully designed impressive family home
- Over 3000 sq. ft. accommodation
- Set within an exclusive secure gated development
- Private landscaped gardens
- Highly desirable location with excellent transport links

### The Property:

Built by Millgate homes to a high specification this impressive house has a wealth of versatile accommodation offering over 3000 sq. ft. and sits in a generous private plot with detached double garage.

The ground floor accommodation comprises a stunning kitchen/breakfast room with family/sitting room and utility adjoining, large entrance hall, elegant drawing room, dining room, study and cloakroom.

Staircase from the entrance hall leads to a spacious landing, beautiful master bedroom with en-suite bathroom with shower, a further double bedroom with en-suite shower room, three further bedrooms and family bathroom complete the first floor accommodation.

To the front of the property is landscaped with part lawn and planted borders and driveway parking for several cars leading to detached double garage. The rear garden is mainly laid to lawn and wraps around the side of the property with space for entertaining and wonderful tree house, all enclosed by fenced panelling.

### Location:

Kendrick Gate is a sought after location overlooking Calcot Golf Course, conveniently located a short drive to 3 mainline stations to London and excellent road links via M4 J12.

With all the convenience Reading offers but also minutes' drive from Thames side villages and open countryside. On the doorstep Bradfield Sports Centre with indoor tennis centre, Olympic size swimming pool and gym.

### Schools:

There are many well respected private and state schools in the area including The Abbey, Queen Anne's, Leighton Park, Reading School, Bradfield College, Kendrick Girls Grammar, Reading Blue Coat and Downe House.

### Transport Links (Approx.)

Theale Railway Station: Theale 5 min drive  
M4 J12 1.5 miles, Reading 3 miles  
Oxford 30 miles.

### Directions

M4 J12 take the A4 towards Reading, continue through the first set of traffic lights, past the Golf Course and turn left at the next set of traffic lights, continue up New Lane Hill and the gated development is up the hill on the left hand side.







P.W.

Viewing by appointment only.

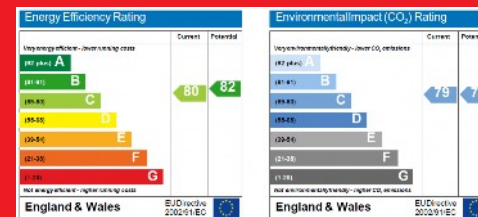
**PATRICK WILLIAMS**

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### MISREPRESENTATION ACT, 1967.

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An intending purchaser must satisfy himself by inspection, or otherwise as to the correctness of each statement and the Vendor does not make or give and neither have the Agents or their employees authority to make or give and representation or warranty in relation to this property.