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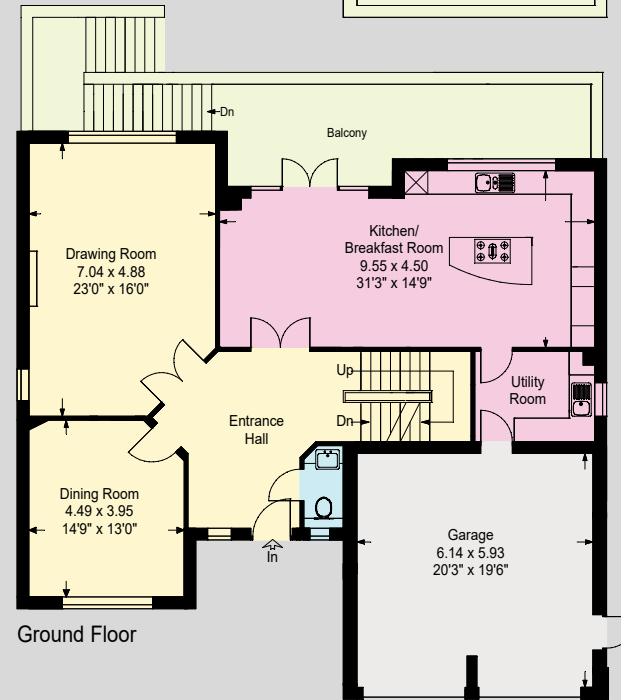
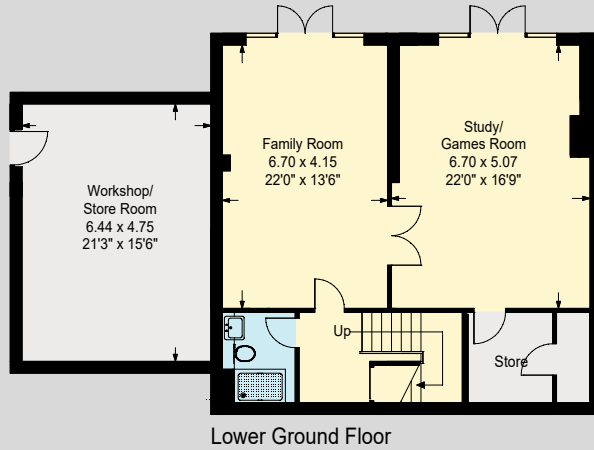
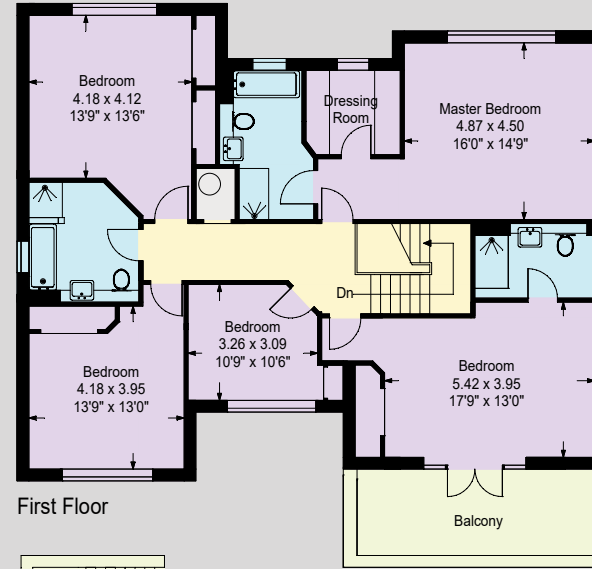
**2 Kendrick Gate,**  
Calcot, Reading, Berkshire.  
[www.patrickwilliams.co.uk](http://www.patrickwilliams.co.uk)

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



Approximate  
Gross Internal Floor Area  
Total: 427sq.m. or 4596sq.ft.  
(Including Garage & Garden Store)

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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.



## 2 Kendrick Gate

Tilehurst, Reading, Berkshire. RG30 4DP

An outstanding and elegant modern property offering substantial accommodation occupying a peaceful setting with spectacular far reaching views.

- Beautifully designed substantial family home
- Over 4500 sq. ft. accommodation
- Set within an exclusive secure gated development
- Beautiful south facing gardens with far reaching views
- Highly desirable location with excellent transport links

**The Property:** Occupying a desirable location 2 Kendrick Gate is an impressive property within an exclusive secure and private gated development, traditionally built by Millgate homes to a high specification and offering over 4500 sq. of elegant and luxurious accommodation arranged over three floors.

The ground floor accommodation is arranged to provide excellent family space with the principal reception rooms opening off the spacious entrance hall. Stunning kitchen/breakfast room with double doors onto the full width terrace running across the back of the property, drawing room with large rear aspect windows, dining room and utility room complete the ground floor accommodation.

The lower ground floor offers 2 further 22' reception rooms both with doors onto the garden, with potential for use as a family room or home office and annex potential with the adjoining shower room and store room.

To the first floor is a luxurious master suite with dressing room and en-suite full bathroom. The master bedroom and one further bedroom have views over the Golf course and beyond. There is a further double bedroom with en-suite shower room and doors onto front aspect

balcony. A further two double bedrooms and family bathroom complete the first floor accommodation.

The double garage is integral to the property and there is parking on the drive for several cars. A ground floor garden store with access from the outside and with direct access to the garden. The large rear garden is south facing with full width terrace leading onto the level lawn and benefitting from the wonderful views. The property benefits from Solar Panels generating an income and air conditioning to all bedrooms.

**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.



Viewing by appointment only.

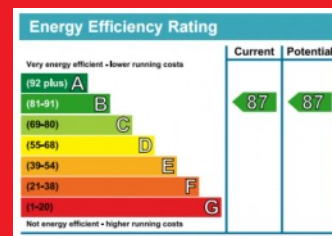
**PATRICK WILLIAMS**

4 a Station Road, Pangbourne, RG8 7AN

Tel: 0118 984 4444

info@patrickwilliams.co.uk

www.patrickwilliams.co.uk



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