

**HASLAM**  
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Stamford House, Calcot Park, Reading, RG31 7RN

£1,500,000

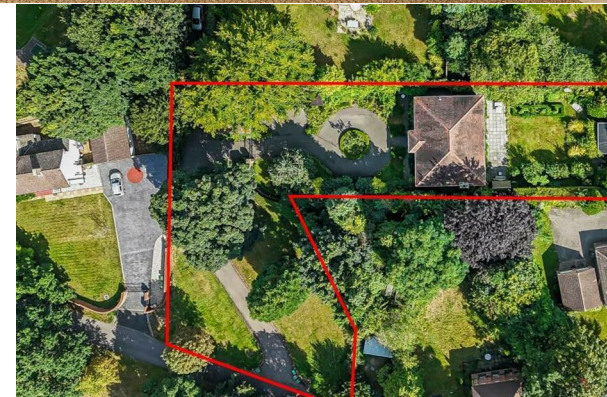
This stunning contemporary Georgian style family home occupies a very secluded position within the picturesque grounds of the much admired Calcot Park. This select property was constructed circa 1994 by a revered local developer of repute, Donfield Developments, to an exacting standard with many features that are a rarity and to be appreciated. The property is very well presented, and you get the immediate feeling of a loved home which has been carefully maintained by the long-term owners.

On arrival you proceed up the owners private drive from East Drive and will approach the impressive & picturesque in & out driveway, which has a turning circle with parking & double garage, via the high iron automated gates. Once inside this fine home you will notice the large and imposing entrance hall which is a real feature with the high ceilings, half turning staircase leading to a comfortable seating area on the split-level galleried landing. On the ground floor you will also find three spacious separate reception rooms, downstairs cloakroom, oak fitted 'Mark Wilkinson' kitchen/breakfast room with a 'Poggenpohl' utility room.

Upstairs comprises four large double bedrooms, two of which have full en-suite bathrooms, with a separate guest shower room. Three of the bedrooms have a range of built in double wardrobes and storage.

The charming walled rear east facing garden is a delight and totally secluded with a range of mature fruit trees, shrubs and hedging. There is side access, a wooden garden outbuilding for storage and a fabulous hidden garden room at the far end of garden.

Other features include sealed unit double glazed sash style windows, gas radiator central heating and a large loft space, which has potential for conversion (subject to planning consent).





- Fabulous Georgian style four bedroom detached family home
- Located within the much admired Calcot Park Golf Club grounds
- Three separate reception rooms & impressive hallway
- Mark Wilkinson oak kitchen with Pogenpohl utility room
- Two full en-suite bathrooms and separate shower room
- Double garage with in/out driveway access
- Feature high ceilings throughout
- Established and very private walled garden





Additional information:

Parking

The property has a driveway with parking for multiple vehicles with a detached double garage.

Part B

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – septic tank

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Standard –FTTC to the box in Greenwood Road

The vendor informs us that BT are looking to upgrade this to fibre within the near future.

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Part C

The property is subject to a right of way arrangement for two neighbouring houses over the access road to their driveways.

Flooding

We understand the surface water flood risk summary for the area around the property is considered high however, this information is not specific to this property. For further information please check the gov.uk website "long term flood risk".

We understand that the neighbouring property has planning permission pending.

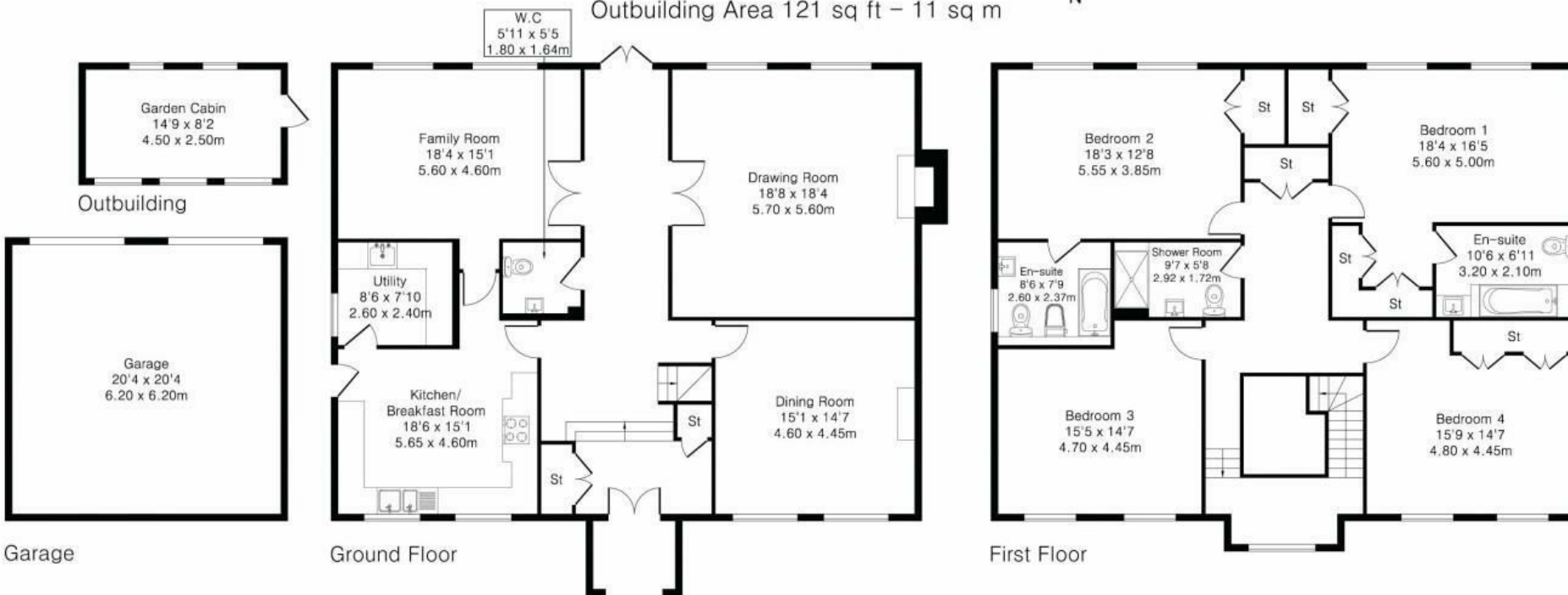
Local Information

Set in an attractive, private tree-lined road off the select East Drive on the desirable Calcot Park this fine home offers excellent transport links that are provided via Junction 12 of the nearby M4 motorway, allowing easy access to Heathrow Airport (33 miles), as well as the popular nearby towns of Reading (3 miles), Henley (11 miles), Maidenhead (22 miles) and Windsor (26 miles), where shopping, leisure and recreational facilities are plentiful. Mainline Reading station is close by with fast trains to Paddington (from 24 minutes) and the Elizabeth Line with trains to Liverpool Street. This area is also well served with private schools at junior and senior level, including The Abbey School, Crossfields, Kendrick School, Reading Blue Coat, Reading Grammar School, Shiplake College, St Joseph's College, Bradfield College and Pangbourne College.





Approximate Gross Internal Area 3527 sq ft – 327 sq m  
 Ground Floor Area 1509 sq ft – 140 sq m  
 First Floor Area 1483 sq ft – 138 sq m  
 Garage Area 414 sq ft – 38 sq m  
 Outbuilding Area 121 sq ft – 11 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	77
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.