



# STAMFORD HOUSE

READING • RG31 7RN

**HASLAM'S**  
1838  
COLLECTION



INTRODUCING  
**STAMFORD HOUSE**

READING • RG31 7RN

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£1,500,000

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This stunning Georgian style family home occupies a secluded position in the picturesque grounds of Calcot Park. This property was built circa 1994 by renowned local developer Donfield Developments, to an exacting standard with many unique and attractive features. The property is very well presented, and has been carefully maintained by the long-term owners.

Through the iron automated gates, you proceed up the private drive from East Drive to the impressive 'in & out' driveway, which has a turning circle, parking and double garage. Inside, you are met with a grand entrance hall with the high ceilings and a half turning staircase leading to a comfortable seating area on the split-level galleried landing. On the ground floor you will

find three spacious reception rooms, a downstairs cloakroom and an oak fitted 'Mark Wilkinson' kitchen/breakfast room with a 'Poggenpohl' utility room. Upstairs comprises four large double bedrooms, two of which have 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.





## IN A NUTSHELL

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Bedrooms	4	Reception Rooms	3
Bathrooms	3	Off-road parking	4
Acres of land	0.9	Garage spaces	2



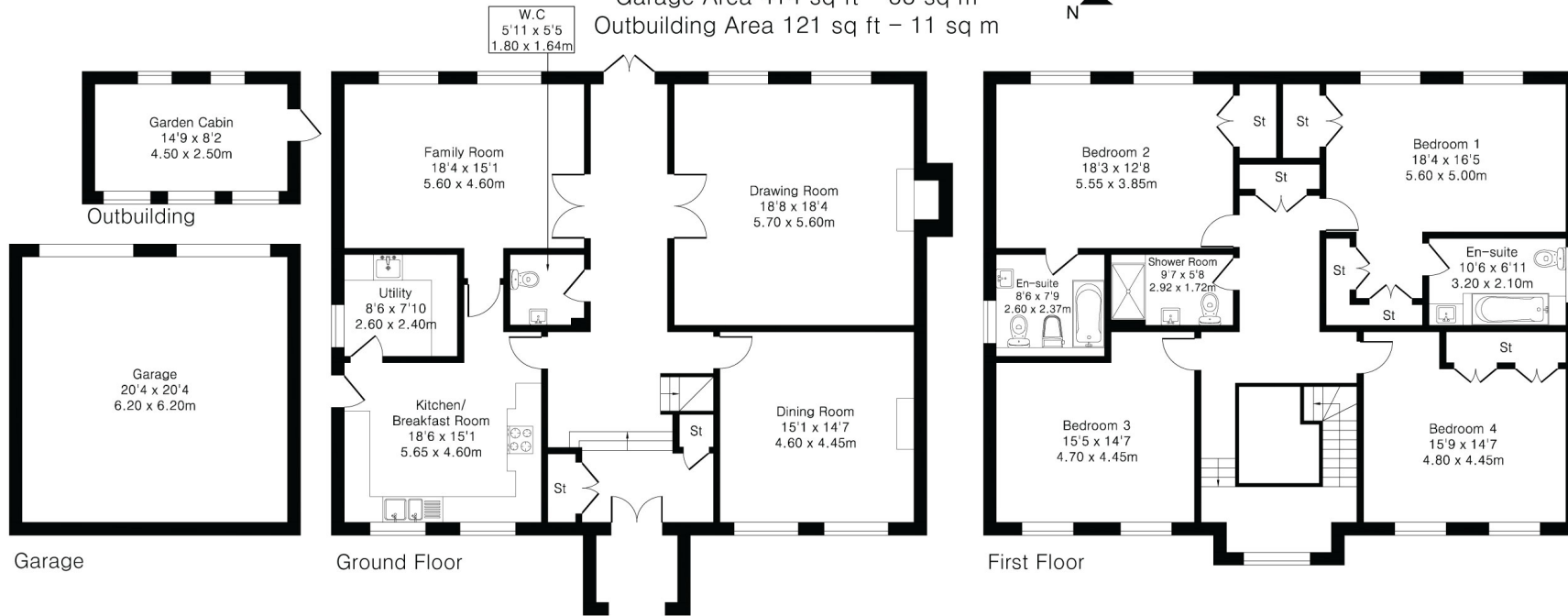


Totally secluded rear  
east facing garden is a  
peaceful delight.





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



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## ADDITIONAL INFORMATION:

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### **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.





# AREA GUIDE

## CALCOT, READING

### Transport links

Calcot offers excellent transport links via Junction 12 of the M4 motorway, allowing easy access to Heathrow Airport (33 miles), Reading (3 miles), Henley (11 miles) and Windsor (26 miles), where shopping, leisure and recreational facilities are plentiful.

Mainline Reading station is close by with direct trains to Paddington (from 24 minutes) and the Elizabeth Line with frequent trains to Liverpool Street.

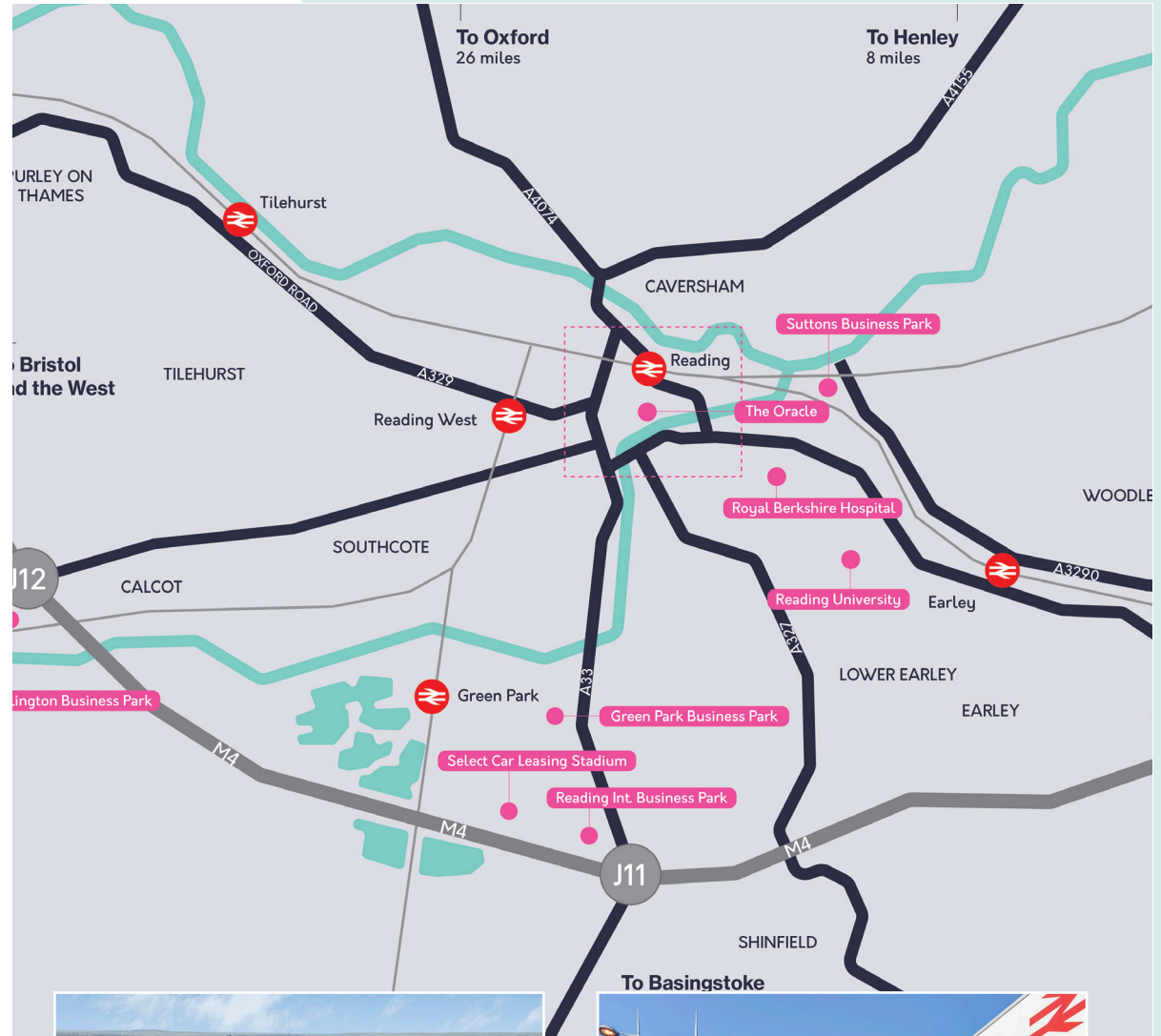
### Schooling

This area is well served with state and private schools at junior and senior level, including The Abbey School, Crossfields, Kendrick School, Little Heath School, Reading Blue Coat, Reading Grammar School, Shiplake College, Bradfield College and Pangbourne College.

### Shopping & dining

Stamford House is conveniently located for Calcot Retail Centre with shops including Sainsbury's, Boots and a Gym. For a wider variety of shopping options, The Oracle is nearby with shops including Reiss, Hugo Boss and Apple.

There are many options for places to dine in Reading including highly-rated London Street Brasserie, The Roseate and The Rising Sun.



# HASLAMs

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