

Plot 1 The Farmhouse, Beansheaf
Grange, Calcot, RG31 7AA

Guide Price
£600,000

Old Grange Close , Reading, RG31 7AA



Tucked away within a secure gated community, this beautifully converted Grade II listed farmhouse in Calcot offers a rare blend of heritage charm and contemporary living. This two- or three-bedroom home has been thoughtfully designed to retain its character while introducing modern comfort, utilising features from the original Farmhouse, including attractive exposed beams and a stand-out fireplace in the lounge.

This property enjoys a generous private garden as well as access to landscaped communal green space, creating a sense of village-style living within easy reach of the town centre. The development is perfectly placed for both families and commuters, with highly regarded schools, local shops and leisure facilities nearby, while Theale Station and the M4 are just moments away for swift connections to Reading, London and beyond.

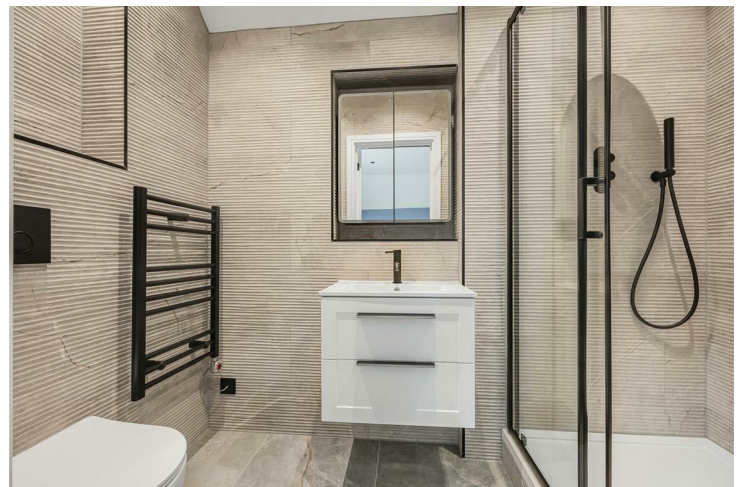
With countryside walks on the doorstep, dedicated parking within the secure grounds, and the convenience of modern design in a timeless setting, these homes offer a lifestyle that balances rural tranquillity with exceptional connectivity.

Interested? Please contact our New Homes team to find out more, or to book a viewing.



- Beautifully converted Grade II listed farmhouse in a gated community
- Three-bedroom home blending charm with modern comfort
- Private garden plus access to landscaped communal space
- Convenient location near schools, shops, leisure facilities and town centre
- Excellent transport links with Theale Station and the M4 close by
- Countryside walks, dedicated parking, and rural tranquillity with strong connectivity





Further details

Council tax band New Build: TBC

Parking

The property has an allocated parking space

Annual service charge: £971.65

Local Authority: West Berkshire Council

Council Tax Band: New Build - To be confirmed

Predictive EPC: C

Reservation Fee: Please note that to secure an offer on this property, you will be required to pay a fee of £1,000. For specific terms, please contact our office.

Services:

Broadband Connection: We recommend potential buyers go to the Ofcom website "Broadband and mobile coverage checker", www.ofcom.org.uk

Mobile phone coverage: We recommend potential buyers check via Ofcom's website www.ofcom.org.uk

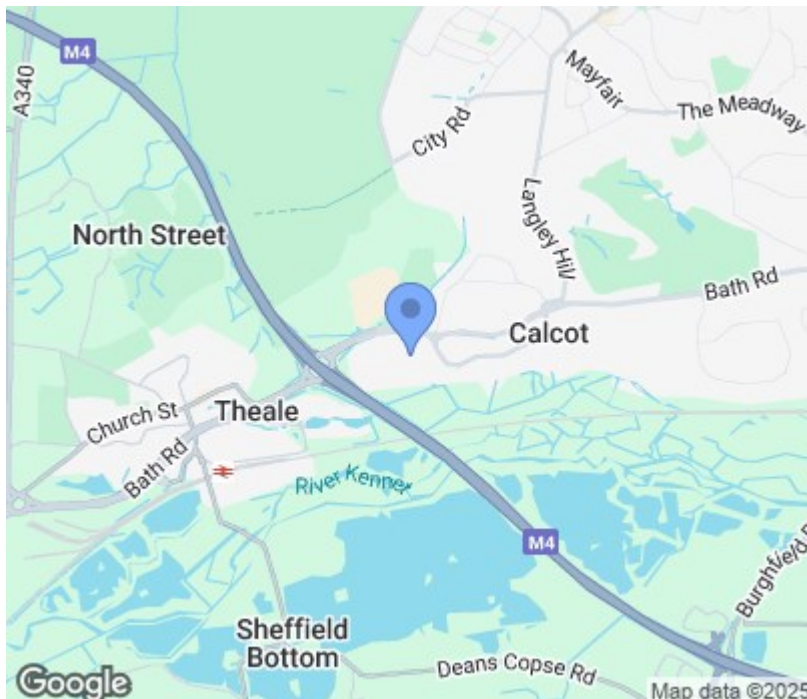
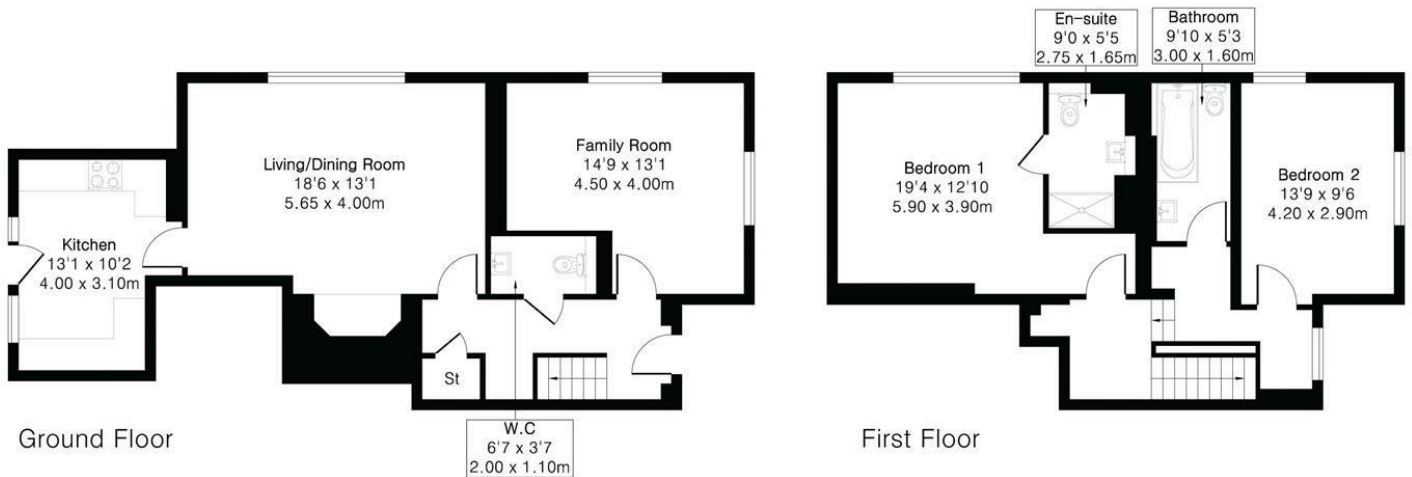
Please speak to one of our agents to discuss further services. Please note each property will have a yearly estate fee.

Agents Note: Please note images and CGIs are indicative and to be used as a guide only.

Approximate Gross Internal Area 1270 sq ft - 118 sq m

Ground Floor Area 710 sq ft – 66 sq m

First Floor Area 560 sq ft – 52 sq m



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