



30 Langley Hill  
Calcot, RG31 4QU



Guide price £1,200,000 Freehold



[VillageProperties.co.uk](https://www.villageproperties.co.uk)

# 30 Langley Hill

## DESCRIPTION:

VP - Presented to the market is this stunning five bedroom detached house located in a cul de sac of only three homes and backing onto Calcot golf course. The property comprises entrance hallway, access to the double garage, office/study room, WC, living room, sun room, dining room, kitchen/breakfast, utility and pantry. On the first floor there is five generous size double bedrooms, en suite bathroom to the master bedroom and a separate bathroom. Externally to the property there is off road parking for several cars with further space behind the double gates. The rear garden is circa 150ft in depth with magnificent views over the gold course. Internal viewings are highly recommended.

Council tax band - G

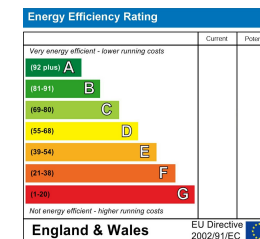
## SUMMARY OF ACCOMMODATION:

- FIVE DOUBLE BEDROOMS
- DOUBLE GARAGE
- OFF ROAD PARKING FOR SEVERAL CARS
- KITCHEN/BREAKFAST ROOM
- DETACHED
- BACKING ONTO CALCOT GOLF COURSE
- CIRCA 150FT REAR GARDEN
- DOWNSTAIRS STUDY/OFFICE

## ADDITIONAL INFO:

## VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607  
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 W: www.villageproperties.co.uk



Approximate total area<sup>(1)</sup>

2715.84 ft<sup>2</sup>

252.31 m<sup>2</sup>

Reduced headroom

28.44 ft<sup>2</sup>

2.64 m<sup>2</sup>

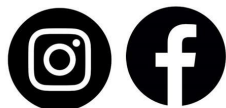
(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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