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33a Carston Grove, Calcot, Reading, RG31 7ZN
Offers In Excess Of £575,000 Freehold

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Residential Sales & Lettings

- Individual detached house
- All bedrooms are very spacious and easily accommodate double beds
- Large kitchen/dining room
- Additional patio area, accessible via the back and side entrance
- Potential to extend kitchen into the utility area or convert into an annex subject to necessary consents

- Option of 5 bedrooms, including 2 main bedrooms both with shower en-suite.
- Spacious hallway and downstairs cloakroom
- Both reception rooms have french doors opening to a large patio and landscaped garden
- Integral garage including large utility area, where additional patio area can be accessed
- Block paved driveway for 3 cars and gated side access

An individual and original detached house of well proportioned accommodation and integral garage totalling 1769 sq. ft. (164 sq. m.). This 4/5 bedroom property easily accommodates 5 double bedrooms including 2 main bedrooms both with en-suites. The reception areas are also very spacious offering a big kitchen/dining area with reception rooms that open onto a large patio at the rear with a pretty landscaped garden which is shaded in the morning and sunny in the afternoon. A second patio is also located to the side of the property which takes advantage of the morning sun.

Tucked away in a secluded position at the foot of a 'sub' cul-de-sac, the property is located in the Fords Farm area of Calcot, just under 3 miles west of Reading town centre and 5 minutes drive from junction 12 of the M4 Motorway via the nearby A4 Bath Road. Local conveniences within minutes walk include supermarkets, Linea Park and Prospect Park, regular bus services and Calcot Golf Course. Popular primary and secondary schools, Reading West train station and Calcot Retail Park with IKEA and 24 hour Gym are all also within close proximity.

This is a deceptively spacious home with a block paved driveway providing parking for up to 3 cars, access to the Garage and also gates access on foot to either side of the property. The front door opens to a sizable entrance hall where stairs rise to the first floor and doors lead to all rooms including the Garage. These comprise a downstairs cloakroom, front aspect study/bedroom 5 which may also be used as a playroom, kitchen/dining room which includes integrated appliances, and two separate versatile reception rooms each with rear aspect French doors opening to the rear garden. On the first floor, there are 4 large bedrooms and a 3 piece family bathroom. Both bedrooms 1 and 2 have the benefit of en-suite shower rooms and bedrooms 1 and 3 feature built-in wardrobes which can easily accommodate double beds.

The outside space around this property is another lovely feature. A door from the larger than average integral garage opens to a secluded paved patio area with paths connecting to the front of the property and also the rear garden. Enclosed by wooden fencing and brick walls, the delightful landscaped rear garden features a paved patio with gazebo over which adjoins an area of lawn with raised planted flower/shrub beds. The rear garden can also be accessed by French doors from the reception rooms making the patio area a 'virtual' room to the already generously sized property.

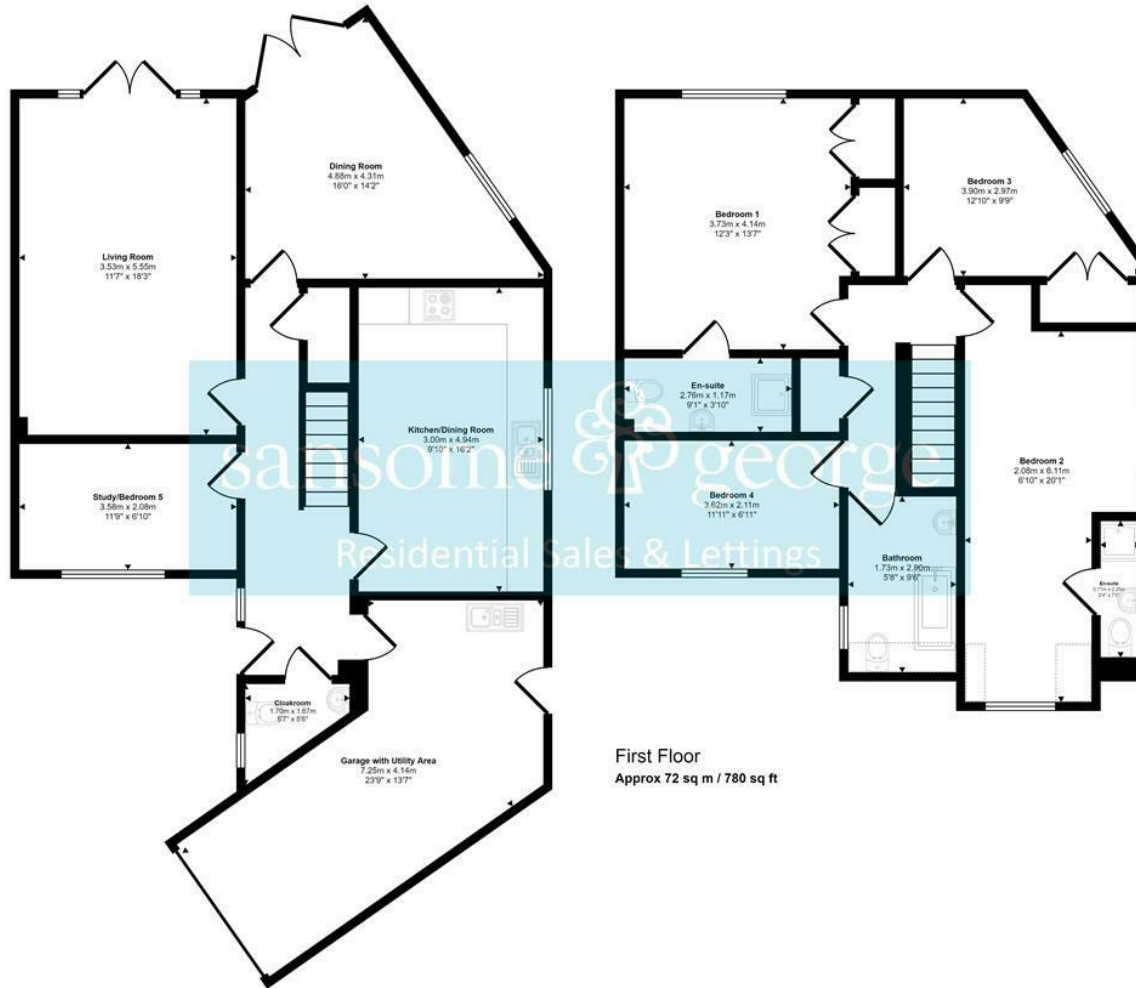
If so desired, the property could also be easily adapted/converted to create a self contained annexe (subject to all necessary consents) in the existing garage space.

Being truly a 'one off' and available to the market for the first time since being built 20 years ago, this rare opportunity must be seen to be appreciated. Please contact Sansome & George Estate Agents for more information or to schedule a viewing appointment.

West Berkshire Council - Band F



Approx Gross Internal Area
164 sq m / 1769 sq ft



Ground Floor
Approx 92 sq m / 990 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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