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2 Red Kite Close, Calcot
£700,000



2 Red Kite Close

Calcot, Reading

Built by Bellway Homes in 2018, this beautifully presented four-double-bedroom detached home overlooks green open space and features an impressive kitchen, dining and family room, separate living room and study. Two en-suites, a private rear garden, driveway parking and a detached garage complete this exceptional family home.

EPC Energy Efficiency Rating: B Council Tax F

- Substantial Bellway-built detached family home, completed in 2018 and offering approximately 1,764 sq ft including the garage
- Prime position off The Chase in Calcot, overlooking attractive parkland and open green space to the front
- Four genuinely well-proportioned double bedrooms, ideal for a growing family
- Superb 21'8" kitchen, dining and family room with three aspects and direct access to the garden
- Impressive 22'8" dual-aspect living room with bay window, bespoke fitted cabinetry and garden access
- Separate study providing the perfect home office, playroom or additional reception space
- Principal bedroom suite with dressing room and luxurious bathroom featuring a bath and walk-in double shower
- Second double bedroom with private en-suite, complemented by a stylish family bathroom
- Private garden with lawn, patio, established planting and excellent entertaining space
- Detached garage with power and lighting, parking for two cars, and excellent access to Theale station and M4 Junction

Entrance Hall

The sense of style begins the moment you step inside. The entrance hall is bright, spacious and beautifully presented, with contemporary flooring running through much of the ground floor and a striking staircase rising to the first floor. Glazed double doors open into the living room, creating an immediate view through the house, while the hall also provides access to the kitchen and family room, study and cloakroom. It is a genuinely impressive arrival space rather than simply somewhere to pass through.

Living room

22' 8" x 11' 4" (6.92m x 3.45m)

At approximately 22'8" in length, the living room is a superbly proportioned reception room with space for several seating areas. A bay window draws in natural light from the front, while additional windows and glazed doors connect the room with the garden. The room feels elegant but comfortable, providing plenty of space for family evenings while remaining smart enough for entertaining.

Kitchen / diner / Family Room

21' 8" x 17' 9" (6.60m x 5.42m)

The true heart of the home is the expansive kitchen, dining and family room, measuring approximately 21'8" x 17'9". The contemporary kitchen is arranged around an extensive range of sleek cabinetry and generous work surfaces, providing excellent preparation and storage space. Integrated appliances help retain the clean finish, while the open layout allows whoever is cooking to remain connected with the rest of the room. There is ample space for a full-size dining table and a separate family seating area, making this somewhere for far more than mealtimes. It is a room in which to cook, eat, entertain, catch up at the end of the day and spend time together as a family. Windows across the rear bring in plenty of natural light, while doors open directly onto the patio and garden. During the warmer months, the entire space can flow outdoors, making it particularly well suited to entertaining.





Cloakroom

A well-presented ground-floor cloakroom is conveniently positioned off the entrance hall and fitted with a wash basin and WC.

Home Office / Bedroom 5

10' 2" x 6' 6" (3.11m x 1.97m)

Positioned at the front of the house, this versatile room is currently arranged as a dedicated home office. At approximately 10'2" x 6'6", it provides a comfortable and private working environment away from the main living spaces. Equally, it could serve as a fifth bedroom, playroom, hobby room or quiet snug, allowing the layout to adapt as a family's needs change.

Landing

First-Floor Landing The staircase rises to a spacious central landing connecting all four first-floor bedrooms and the family bathroom. Natural light, contemporary décor and the continuation of the home's carefully considered interior styling make this another attractive part of the house. There is also useful built-in storage.

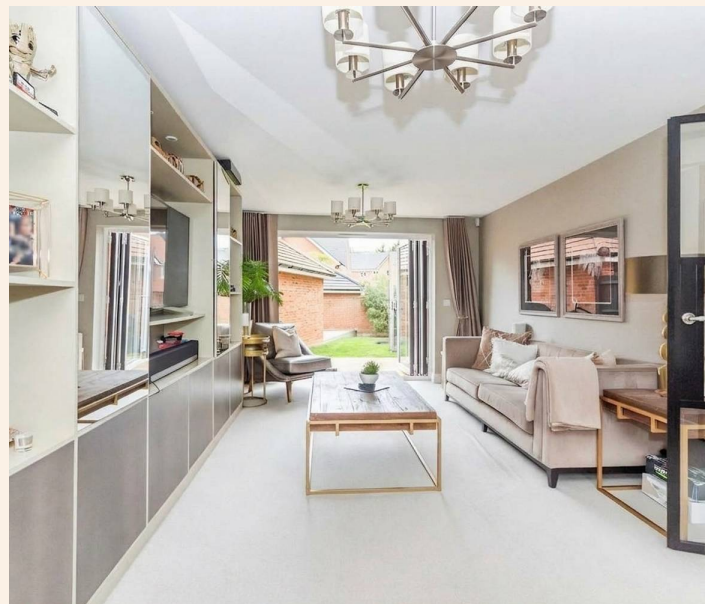
Bedroom 1

11' 7" x 10' 1" (3.52m x 3.07m)

Bedroom One forms an impressive principal suite, combining a beautifully presented double bedroom with its own dressing room and private en-suite bathroom. Measuring approximately 11'6" x 11'0", the bedroom has been finished to an excellent standard, with a statement upholstered wall, elegant lighting and mirrored finishes creating a sophisticated boutique-hotel feel.

Dressing Room

The adjoining dressing room provides excellent wardrobe and storage space, allowing the bedroom itself to remain calm and uncluttered. Its direct connection with both the bedroom and en-suite creates a particularly practical and luxurious private suite.





En-suite

The principal en-suite is generously proportioned and exceptionally well appointed, featuring a full-size bath, separate walk-in double shower enclosure, wash basin and WC. Contemporary tiling, window to side for natural light and ventilation.

Bedroom 2

11' 7" x 10' 1" (3.52m x 3.07m)

Bedroom Two is a generous double room measuring approximately 11'7" x 10'1", with a distinctive bay window creating additional light and character. There is excellent space for a double bed and freestanding furniture, as well as wall to wall built in wardrobes, while the room also benefits from its own private en-suite shower room.

En-Suite Two

The second en-suite is fitted with a shower enclosure, wash basin and WC, complemented by contemporary tiling and a clean, modern finish.

Bedroom 3

11' 6" x 8' 5" (3.51m x 2.56m)

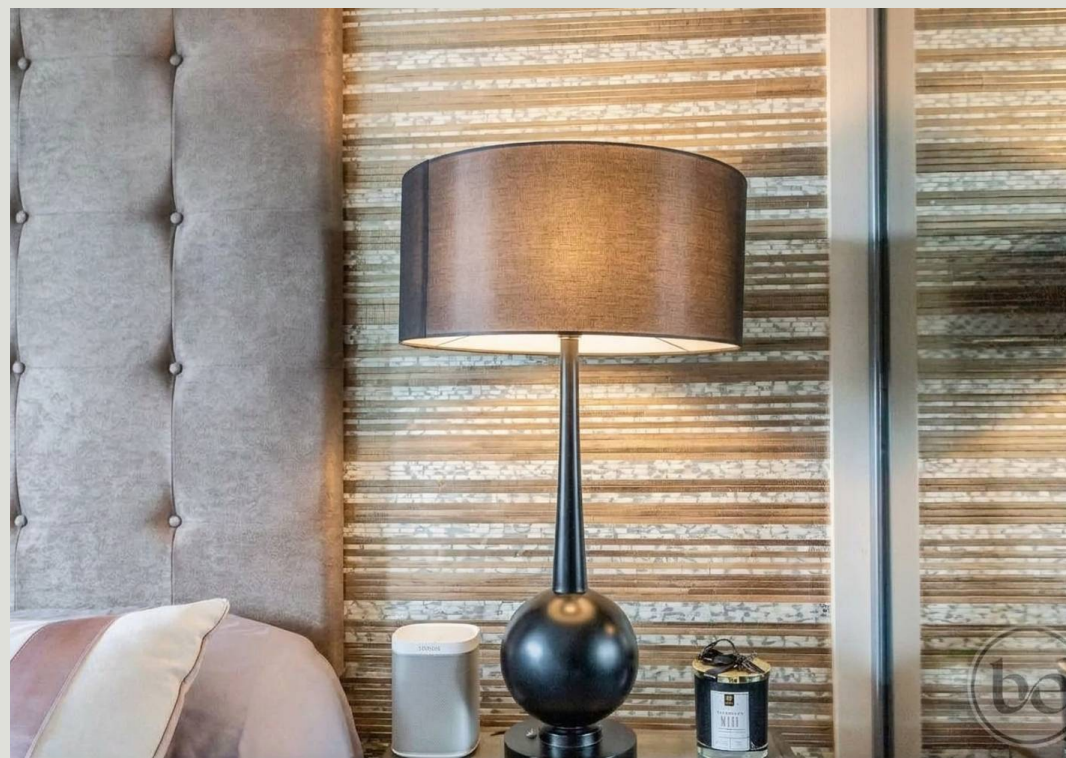
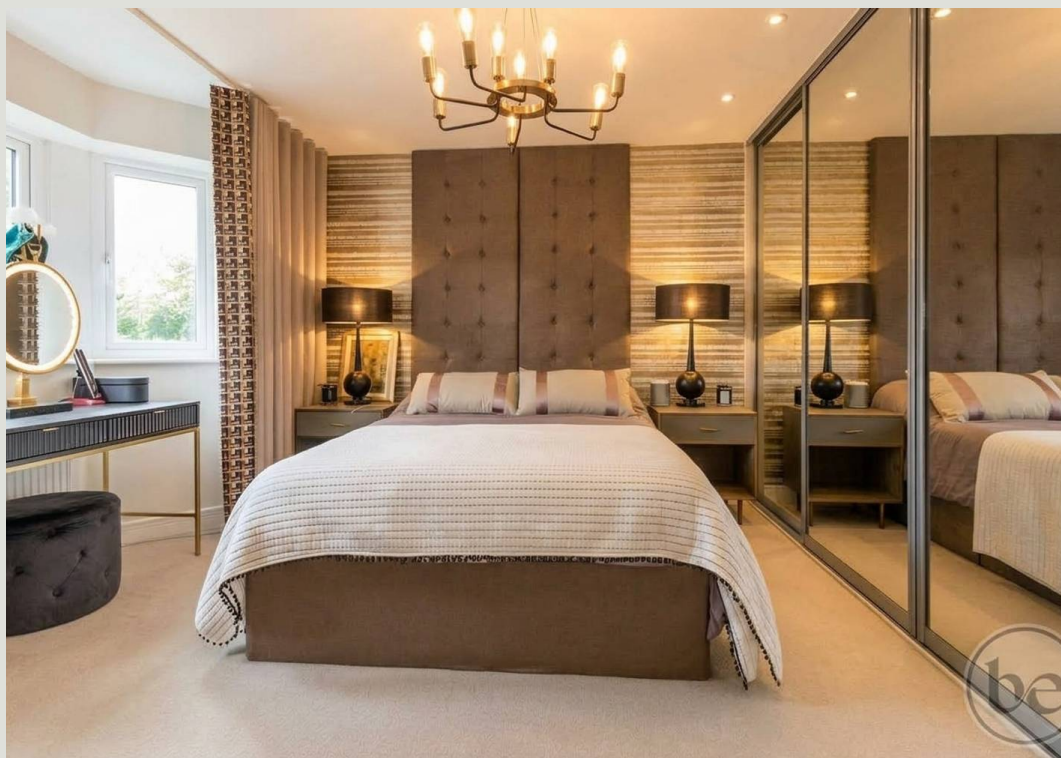
Bedroom Three is another comfortable double room, measuring approximately 11'6" x 8'5". Its regular proportions provide space for a double bed and additional bedroom furniture, making it well suited to an older child, guest bedroom or second home-working space.

Bedroom 4

10' 4" x 9' 3" (3.16m x 2.82m)

Bedroom Four measures approximately 10'4" x 9'3" and is again a well-proportioned bedroom rather than an occasional box room. It can accommodate a double bed and storage and would work equally well as a child's bedroom, guest room or nursery.







Bathroom

The family bathroom is fitted with a modern white suite comprising a panelled bath with shower, wash basin and WC. Neutral tiling gives the room a bright, understated finish, while the window provides natural light and ventilation.

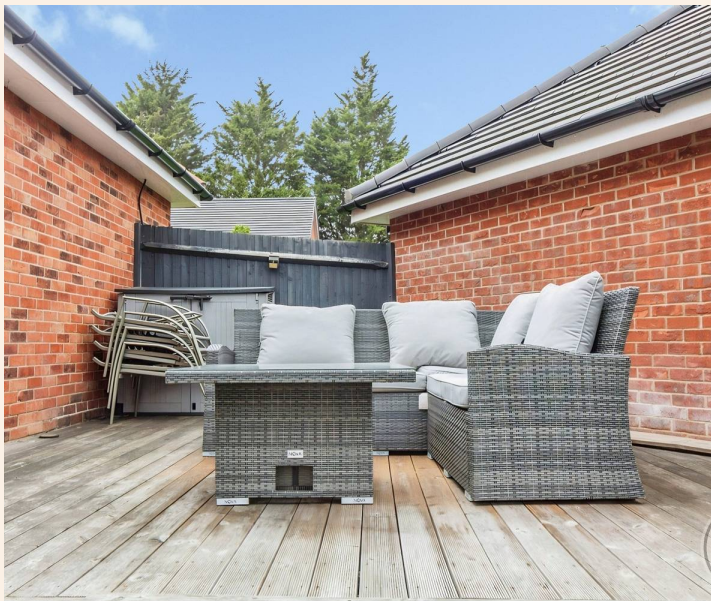
Garden

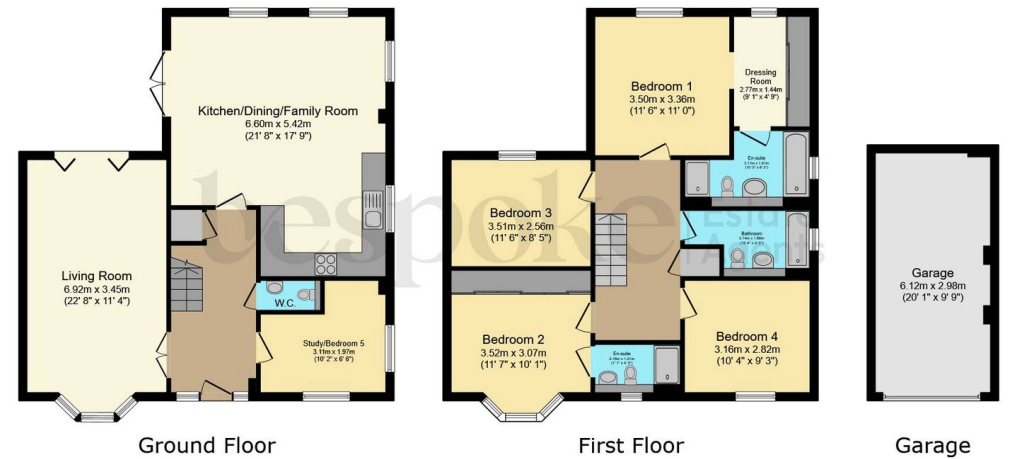
The rear garden provides a private outdoor setting designed to accommodate both entertaining and everyday family life. A broad patio immediately behind the house creates space for outdoor dining and seating, with direct access from the kitchen and family room making it a natural extension of the internal living accommodation. Beyond the patio is a lawn with established trees and planted borders. The garden also offers useful areas for children to play, summer entertaining or further landscaping, while gated access connects it with the driveway and garage.

Garage

20' 1" x 9' 9" (6.12m x 2.98m)

The property benefits from a private driveway providing off-road parking and access to a substantial detached garage. Measuring approximately 20'1" x 9'9", the garage offers secure parking together with valuable storage space for bicycles, garden equipment and larger household items. Its generous proportions may also suit use as a workshop or home gym, subject to individual requirements.





Total floor area: 163.9 sq.m. (1,764 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io