

sansome
& george

16 Calcot Court, Calcot

Reading

£950,000

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16 Calcot Court

Calcot

Sansome & George – This exceptional four bedroom Neo-Georgian style Link Detached home which forms part of a historic courtyard house within the prestigious grounds of Calcot Park Golf Course, offering a unique blend of elegance and contemporary comfort. Upon entering, you are welcomed by a spacious entrance hall that leads to a stylish and thoughtfully designed kitchen, perfect for culinary enthusiasts. The adjoining dining room and living room create a seamless flow, ideal for both entertaining and every-day relaxation. A versatile utility room serves as a practical space or an additional downstairs bedroom, catering to a variety of lifestyle needs. Upstairs, the landing doubles as an inviting office area, providing a tranquil setting for work or study. The principal bedroom boasts a luxurious en-suite, while a second bedroom also benefits from its own private en-suite, ensuring comfort and privacy for family members or guests. Two further well-proportioned bedrooms complete the accommodation, each finished to a high standard. This remarkable home combines classic architectural features with modern amenities, making it a rare opportunity for discerning buyers seeking refined living within a highly sought-after location. The property is impeccably presented throughout, reflecting the exclusivity and sophistication of its setting.

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves. The title is currently under review for any potential covenants or restrictions and will be available upon request shortly.

Estate charge: £500 per annum

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F







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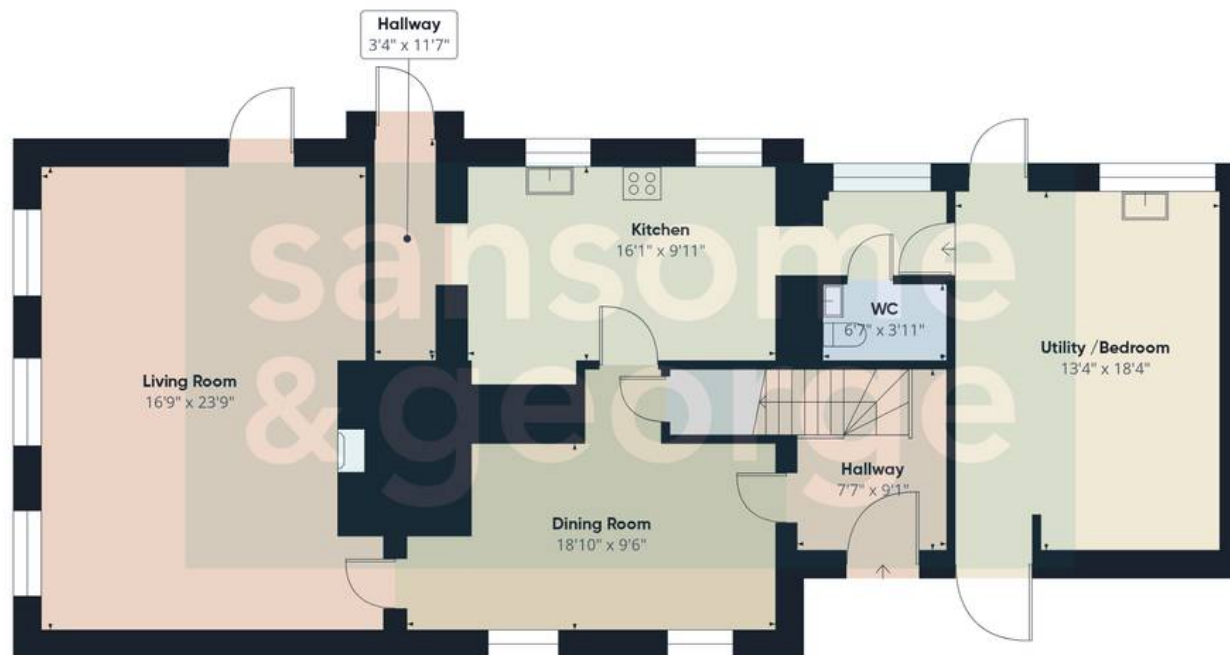
Calcot, Reading

- 4 Bedroom Neo-Georgian Style home
- Set within the grounds of Calcot Park Golf Course
- Entrance Hall
- W.C
- Kitchen, dining room, living room
- Utility / downstairs bedroom
- Bedroom 1 with en-suite
- Bedroom 2 with En-suite
- Landing / Office area - Potential to convert to Bedroom
- Bedroom



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Floor 0

Approximate total area⁽¹⁾
2019 ft²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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