



## 7 Old Barn Close Calcot, RG31 7AA

Guide price £525,000 Freehold



Nestled in the tranquil cul-de-sac of Old Barn Close in Calcot, Reading, this exquisite townhouse offers a unique blend of modern living and stylish design. Converted from a stunning barn in 2021, this property boasts an impressive layout that is both functional and inviting.

Upon entering, you are greeted by a spacious entrance hallway that leads to a versatile room, which can serve as a third bedroom or a dining room, depending on your needs. A convenient shower room is also located on this level, enhancing the practicality of the home. The heart of the property is the open plan living/dining kitchen area, which features double doors that open onto a beautifully landscaped rear garden, perfect for entertaining or enjoying a quiet moment outdoors.

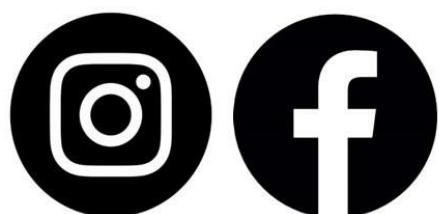
As you ascend to the first floor, you will find two generously sized double bedrooms, each offering ample space and comfort. Accompanying these bedrooms are two well-appointed bathrooms, ensuring that family and guests alike have their own private facilities.

The property also includes allocated parking for one vehicle, providing ease and convenience in this desirable location. With electronic gates adding an extra layer of security, this townhouse is not only a beautiful home but also a safe haven.

Council tax band - D



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

1080 ft<sup>2</sup>  
100.3 m<sup>2</sup>

Reduced headroom

22 ft<sup>2</sup>  
2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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