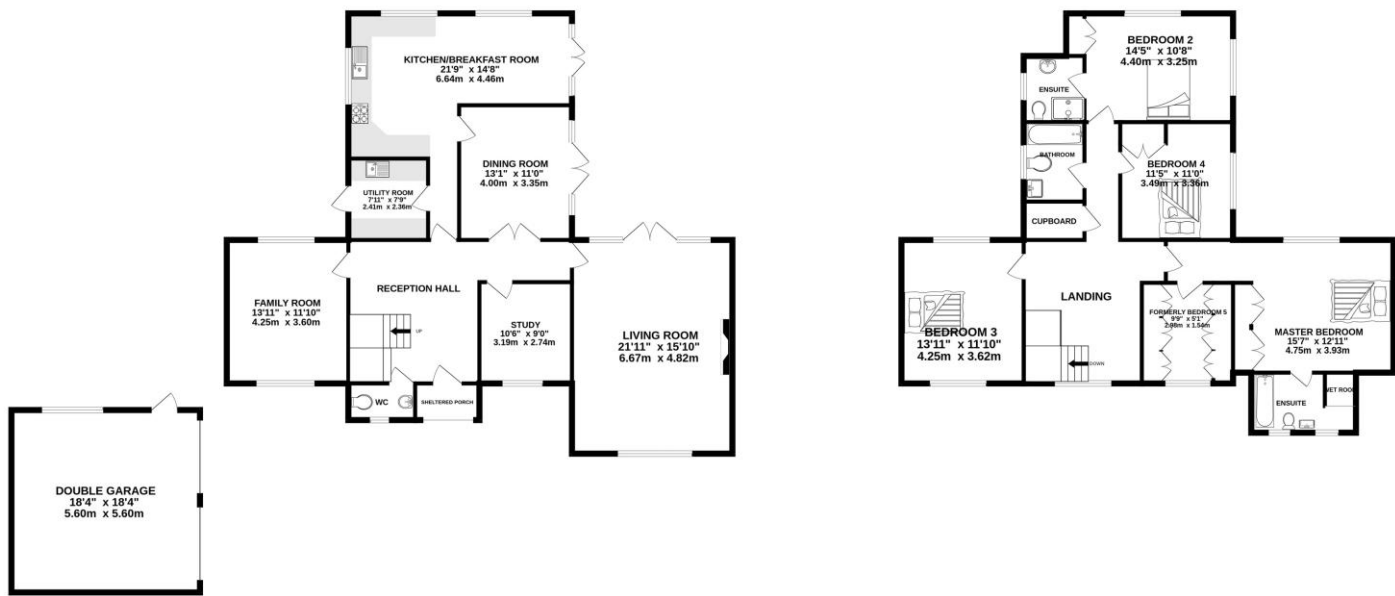




GROUND FLOOR
1635 sq.ft. (151.9 sq.m.) approx.

1ST FLOOR
1140 sq.ft. (105.9 sq.m.) approx.



TOTAL FLOOR AREA : 2775 sq.ft. (257.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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4 Thomson Walk, Calcot, Reading, RG31 7DP
Price £1,050,000 Freehold



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10 Bridge Street, Caversham, Reading RG4 8AA t 0118 946 1140 e sales@masonsestateagents.com



Masons are proud to offer to the market this superb five bedroom detached house, tucked away in a quiet cul-de-sac location with a large corner plot and beautifully kept garden. Located in Calcot and within easy access of Reading town centre and mainline station, along with the M4 Motorway. Presented in good order throughout the property benefits from 21ft living room, 13ft family room, 21ft kitchen breakfast room, 13ft dining room, a 10ft study and a utility room. Further benefits include a 15ft master bedroom with ensuite bathroom, a large dressing room (formerly bedroom 5), a 14ft bedroom 2 with ensuite, a family bathroom, off road parking and double garage. Viewing highly recommended and offered to market with no ongoing chain complications.

- Beautiful Large Corner Plot Garden
- Four/Five Bedroom Detached
- Double Garage
- 21ft Living Room
- 21ft Kitchen Breakfast Room
- 13ft Family Room
- 13ft Dining room
- 15ft Master Bedroom & Ensuite
- NO ONWARD CHAIN

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Sheltered entrance porch:

Reception hall, has the stairs to first floor and doors to:

Living room: 21'11" x 15'10" feature fireplace, French doors to garden.

Dining room: 13'1" x 11'10" French doors to the garden.

Family room: 13'11" x 11'10" double glazed twin aspect.

Kitchen breakfast room: 21'9" x 14'8" double glazed triple aspect. Range of eye and base level units with built-in appliances. French doors to the garden.

Utility room: 7'11" x 7'9" double glazed side aspect.

Study: 10'6" x 9'0" double glazed front aspect.

Cloakroom: low level wc and wash basin.

First floor has galleried landing and doors to:

Master bedroom: 15'7" 12'11" double glazed rear aspect, built-in wardrobes. Door to:

Ensuite: double glazed front aspect, walk in wet room shower, a panel enclosed bath, low level wc and wash basin.

Dressing room (formerly bedroom 5): 9'9" x 5'1" double glazed front aspect.

Bedroom 2: 14'5" x 10'8" double glazed twin aspect, built-in wardrobe. Door to:

Ensuite: double glazed side aspect, shower cubicle, low level wc and wash basin.

Bedroom 3: 13'11" x 11'10" double

glazed twin aspect.

Bedroom 4: 11'5" x 11'0" double glazed side aspect, built-in wardrobe.

Family bathroom: double glazed side aspect, a panel enclosed bath, low level wc and wash basin.

Double garage: 18'4" x 18'4" light & power with electric door.

Outside: To the front there is off road parking for several cars with access to the front door and to the side of the property. To the rear is one of the main features of this property, with a large very well-tended mature garden. Mainly laid to lawn with patio areas, well stocked with a vast selection of trees, bushes and flowers. there is a water feature, a pond, a compost, fruit trees and much more.

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