



Pear Tree Cottage • The Old Orchard  
Mill Lane • Calcot



# Pear Tree Cottage • The Old Orchard • Mill Lane • Calcot

M4 (junction 12) 1.5 miles • Theale 3 miles • Reading train station 3 miles • Pangbourne 4 miles  
• Heathrow 45 minutes' drive • Footpaths with wonderful walks nearby (all distances/timings approximate)

2,852 sq ft / 265 m<sup>2</sup>

Gardens & Grounds extending to 0.32 acre  
(all distances/timings approximate)

Pear Tree Cottage is one of only 8 individually designed detached houses within what was the old orchard once belonging to the fine Georgian Grange which lies adjacent. Occupying an exclusive position at the far end of a private no-thru close.

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2,852 sq ft / 265 m<sup>2</sup>  
(all measurements are approximate)

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Your attention is drawn to the important notice on page 7





A charming, individually designed 4 bedroom detached house. Set within a very peaceful, private and secluded location, enjoying a commanding position at the far end of the Old Orchard looking down the pretty winding driveway access, which is a private road.

The property has been beautifully fitted, maintained to a high standard and tastefully decorated with spacious family accommodation which has received continual improvement. There is a recent addition of a primary double-glazed orangery, currently used as a breakfast/play room. This creates a fine extension next to the kitchen creating a wonderful hub of the house.

Pear Tree Cottage is one of only 8 individually designed detached houses within what was the old orchard once belonging to the fine Georgian Grange which lies adjacent. Each property set in a generous, beautifully landscaped plot with many of the old fruit trees still in existence. Pear Tree Cottage is no exception with a south westerly rear landscaped garden and total plot area of around one-third of an acre. The property also enjoys part of the original 18<sup>th</sup> century walls that used to surround the orchard.

Attractively constructed in 1981 to very high specifications by Monwood Fine Homes in a period style with the use of old stock brick.

This is a very convenient place to live, yet you are tucked away from the hurly-burley of busy roads in a peaceful and secluded spot, you could quite easily be in the heart of the Berkshire countryside, a splendid family house.



#### Special features:

- The kitchen/breakfast room is a wonderful hub of the house. Fitted with an extensive range of country oak units with wide granite worktops, a breakfast bar/preparation island in the centre with cupboards and drawers under, Siemens fitted dishwasher, Bosch microwave, Leisure cuisine master cooking range with ceramic 5 ring hob and hot plate, 3 ovens and grill, stainless steel extractor over, granite splash back, under-mounted Franke stainless steel sink with waste disposal, fitted fridge. Walk through access to orangery with French doors opening to rear gardens
- Utility room with plumbing for washing machine, walk in pantry and access to side gardens
- Study completely refitted with extensive range of bookshelves, desk, cupboards and drawers and window overlooking the rear gardens
- Dining room is adjacent to the kitchen, overlooking the rear gardens
- Sitting room has double aspect windows, French doors leading into the conservatory, fireplace in carved stone with stone hearth and fitted with wood burning stove
- Reception hall flooring lavishly refitted with a very beautiful hard wood which continues into the sitting room, dining room and study
- Principal bedroom has fitted wardrobes, a dressing room and large ensuite shower room
- The Old Orchard has a small number of properties built at different times but all substantial houses of great character
- EV charging point to front garden



- Boiler replaced 3 years ago
- Water softener with water purification systems for cooking and drinking

**Summary of accommodation:**

Reception hall, cloakroom, dining room, study, sitting room, kitchen/breakfast room, orangery, utility room, conservatory, 4 double bedrooms, family bathroom, ensuite and dressing room to bedroom 1. Double garage, summer house/office.

**Gardens:** Rear walled garden has been planted and maintained with love and care since the property was built. Wide well-maintained lawns, very pretty fish pond with lilies, a sun terrace wraps around the rear and left side of the house, giving lots of room for summer entertaining. The tree lined gardens are completely private. There is a small vegetable garden in one corner, greenhouse, garden store and useful summer house with power, currently used as an office.

The front garden has spacious lawns well set back from the private drive. Double garage with large gravel forecourt, giving parking for a number of cars.

**Local Facilities:** Pear Tree Cottage is within easy walking distance to a number 26 bus service into central Reading, and just a few minutes' drive from the large Sainsbury's supermarket, and the retail park to includes a Boots pharmacy, Starbucks and Ikea.

Transport links are plentiful, with both Theale and Pangbourne giving fast train services to London Paddington, and Reading station just a couple of miles away, offering Crossrail links to the City

Very beautiful walks are to be found at the end of Mill Lane which pass the ancient Calcot Mill crossing the Holy Brook which flows from the River Kennet at a junction

known as Arrowhead and onwards towards Reading Abbey. The footpath continues and leads to the Linear Park with water meadows, a children's play area, wonderful for dog walking or just an evening stroll, eventually the footpath joins the tow path beside the Kennet and Avon canal.

The countryside between Calcot and Newbury has long been known of outstanding rural beauty with the River Thames running through the pretty riverside village of Pangbourne, which is only a few miles by car, with its many shops, excellent pubs and restaurants. There is a Cobbs farm shop at Englefield which offers a butcher, groceries, fishmonger, deli and a café.

**Schools:** Good schools abound within the area; Leighton Park, Queen Anne's at Caversham, The Abbey School, Kendrick School – grammar school for girls, Reading Boys - grammar school for boys, Pangbourne College, Bradfield College, Downe House, The Oratory, St Andrew's Preparatory School, Cranford House and Moulsoford Preparatory School, all within reasonable driving distance and some of the schools have a bus pick up service.

**Directions:** From junction 12 of the M4, proceed along the A4 in the direction of Reading. Proceed over a set of traffic lights (with Sainsbury's on your left), over a roundabout, another set of traffic lights, and just past the entrance to Calcot Golf Course, turn right into Mill Lane. Take the first right into The Chase and immediately first left into Mill Lane. Proceed down the lane and turn right into The Old Orchard. Pear Tree Cottage will be found towards the end of the close on the left.

**What3words:** again.vision.combining

**Post Code:** RG31 7RF



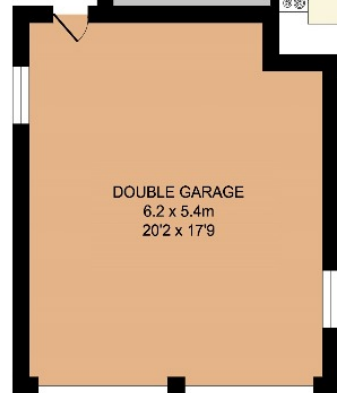


Dudley  
**Singleton  
& Daughter**  
The Country Agent





GROUND FLOOR APPROX. FLOOR AREA 158.0 SQ.M. (1701 SQ.FT.)



DOUBLE GARAGE  
6.2 x 5.4m  
20'2 x 17'9



FIRST FLOOR APPROX. FLOOR AREA 105.0 SQ.M. (1130 SQ.FT.)

EAVES STORE

TOTAL APPROX. FLOOR AREA 263.0 SQ.M. (2831 SQ.FT.)  
All 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. Not to scale. [www.singletonanddaughter.co.uk](http://www.singletonanddaughter.co.uk)

**Tenure:** Freehold

**Services:** Mains water, electricity, gas & drainage. EV charging point. Water softener. High speed broadband connected.

**EPC Rating:** C

**Local Authority & Council Tax Band:** West Berkshire, Band G

**Fixtures and fittings:** Only those mentioned in these sales particulars are included in the sale

**Viewing by arrangement with vendor's agent;**  
**Dudley Singleton & Daughter**

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