



Garden House • Mill Lane • Calcot



# Garden House • Mill Lane • Calcot • Berkshire

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)

A splendid 5 bedroom high quality detached house. In first class order throughout, unusually spacious, and well-planned with lots of light and high ceilings.

**Set on a peaceful no through road.**

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3304 sq ft / 307 m<sup>2</sup>  
(all measurements are approximate)

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Your attention is drawn to the important notice on page 7







Dudley  
**Singleton  
& Daughter**  
The Country Agent





Constructed to high standards in 2007, highly energy efficient, and set in a very spacious garden plot. This is a splendid family house.

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

**Special features:**

- Interior is tastefully decorated and in excellent order throughout
- Large kitchen breakfast room, with limestone flooring, granite worksurfaces, fitted Rangemaster Toledo cooker with 5 gas rings, hot plate, Rangemaster extractor over, fitted Bosch dishwasher, Bosch American style fridge freezer, large windows overlooking front
- Drawing room is light and bright, with a carved stone fireplace surround, fitted with gas coal effect convector fire. French doors open onto rear garden
- Garden room has French doors opening onto the rear terrace
- Large and imposing reception hall, staircase with oak balustrade
- Reception hall, sitting room and dining room have polished oak flooring
- Utility has windows overlooking rear, limestone flooring and sink
- Principal bedroom is very large, with ensuite shower room and windows overlooking the rear sun terrace
- All bedrooms are doubles, have fitted wardrobes, and one is currently used as a second study



**Summary of accommodation:** Reception hall, cloakroom, dining room, study, drawing room, sitting room, garden room, kitchen/breakfast room, utility, 5 double bedrooms, family bathroom, 2 ensuite shower rooms. Detached double garage.

**Gardens:** Rear is mainly laid to lawn, paved sun terrace, secluded and very peaceful with herbaceous borders, high hedges, and a copse of 3 silver birch. Access from front on both sides. Garden store. Measuring approximately 75ft wide x 70ft deep.

To the front garden there is lots of parking, flower beds, shrubberies, high hedges giving seclusion, a pair of 5 bar gates giving access from the quiet lane. Detached double garage, with electric up and over panelled door.

**Local Facilities:** Garden House 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, 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 Elizabeth Line 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.

At the mini roundabout, turn right into The Chase and immediately first left into Mill Lane. Proceed down the lane, pass The Old Orchard road on your right and a short distance along, Garden House will be found on the right-hand side.

**What3words:** mile.jazz.stops

**Post Code:** RG31 7RS

**Tenure:** Freehold

**Services:** Mains water, electricity, gas & drainage. Water softener. Pressurised water system. Fibre 35 broadband connected. Solar panels with battery provide supplementary power to the property.

**EPC Rating:** B

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

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







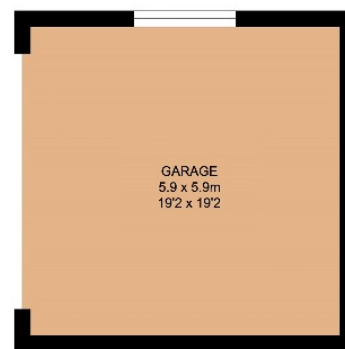
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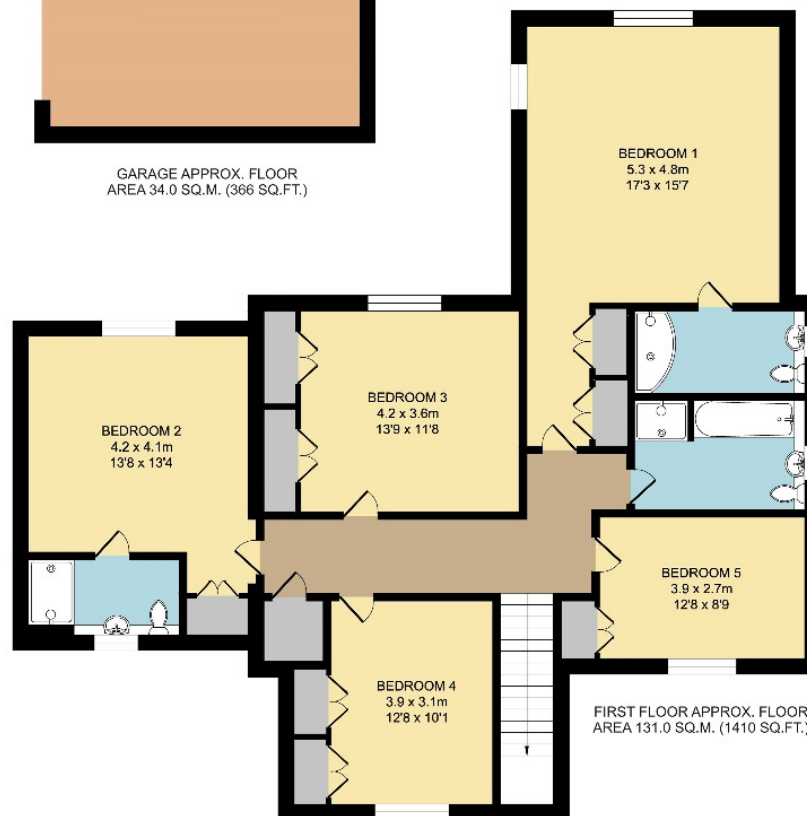


TOTAL APPROX. FLOOR AREA 307 SQ.M. (3304 SQ.FT.)

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. Not to scale. [www.singletonanddaughter.co.uk](http://www.singletonanddaughter.co.uk)



GARAGE APPROX. FLOOR AREA 34.0 SQ.M. (366 SQ.FT.)



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

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