



Bryony Cottage • The Old Orchard • Mill Lane • Calcot



# Bryony Cottage • The Old Orchard • Mill Lane • Calcot

A splendid detached 4-bedroom modern house of character. Standing in generously landscaped, south westerly facing gardens of approximately ½ acre, set within a very peaceful and secluded location.

Bryony Cottage has been lavishly fitted, tastefully decorated, and maintained to a high standard, with the property having received continual improvement from the present owners.

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2,670 sq ft / 248 m<sup>2</sup>  
Gardens & Grounds extending to 0.45 acre  
(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





Enjoying a commanding position at the far end of the Old Orchard, accessed from a pretty winding private road. One of only 8 individually designed detached houses within what was the old orchard once belonging to the fine Georgian Grange which lies adjacent.

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

#### Special features:

- Kitchen/dining/breakfast room is a wonderful area, with French doors opening onto the rear terrace
- Neptune bespoke fully fitted kitchen with honed granite work surfaces, a breakfast bar island, limestone ceramic tiled flooring, American style fridge freezer, fitted dishwasher, and a dual fuel range cooker
- Sitting room has a pretty bay window and French doors opening to the rear gardens, with a gas log effect fire which gives out 6kw heating
- All flooring in the reception hall, sitting room, family room, study is golden oak
- Replacement golden oak panelled doors throughout
- Replacement windows throughout
- Utility room with honed granite work surface, sink unit with waste disposal, plumbing for washing machine and tumble dryer
- Zoned heating in every room
- Garage has many upgrades (see details below), and can fit 4 cars, or converted to a part gym or workshop due to its extensive insulation, power, and cabling upgrades

#### Notes : Some of the recent improvements and additions;

- Very large water softener (takes 25kgs of salt and ensures no pressure loss)
- The kitchen and utility taps have a filtered outlet (Franke taps and filters)
- Both showers have standard adjustable heads and selectable rain shower heads, and are Aqualisa digital showers that can be set to temperature before getting in
- Ensuite shower tray and screen are brand new in 2024
- Greenhouse is high-end and only a few years old
- Gravel drive was recovered in 2024
- New driveway 5 bar gate and post. Additional gates and fencing added to ensure the property is dog-proof, in the last 12 months
- Driveway fencing entirely replaced in the last 6 months (approx. 70 ft)

#### The following were replaced or renovated at the end of 2017/start of 2018;

- Driveway and landscaping
- All electrics; to include sockets and switches
- All plumbing; radiators, bathrooms, boiler, water tank (a 300l Megaflow with dual immersions if needed)
- All carpets and flooring
- Porcelanosa tiles on the feature walls in the bathrooms
- The kitchen and utility granite is unique being honed rather than polished
- The kitchen is the Neptune "Henley" painted in "Snow" white, solid wood and re-paintable so can be color changed if required. Miele dishwasher is top of the range, with knock-to-open feature and can wash crystal glasses and fine China
- Air conditioning to Bedrooms 1, 3 and 4, the family room and garage



- Electric underfloor heating to bathrooms, kitchen, utility, and cloakroom, which are temperature controlled and can heat the room but is just used to warm the tiles

#### **4 car garage upgrades;**

- The garage is fully insulated with the walls lined and plastered, and a ceiling added with LED lighting. Insulation in the rafters and part-boarded for storage with a loft hatch and ladder. The rafters are insulated with ecotherm silver blanket style insulation. The sectional electric door is thermally insulated, remote control and even has battery backup in the case of power failure
- There are multiple power points wired for electric heating, if needed, with a 50A feed and its own fuse box
- It has a Daikin aircon unit that can also heat
- Windows are recently fitted and double-glazed, and there is Cat6 cabling extending the network from the house for WiFi etc.
- The floor was levelled and has a hard PVC interlocking flooring that can be simply lifted and removed if needed
- It remains both warm in the winter and cool in the summer
- It would be very simple to convert half of it to a gym, for example, or a workshop and still retain a double garage

**Summary of accommodation:** Reception hall, sitting room, study, family room, kitchen/dining/breakfast room, utility, pantry, cloakroom, 4 double bedrooms, family bathroom. Bedroom 1 has a dressing room and ensuite bathroom. 4 car detached garage.

**Gardens:** South westerly facing rear gardens. Landscaped, mature, and very private gardens. Large stone paved terrace which runs round the back and side of the property, perfect for summer dining, with easy access from the house. Extensive lawns. Raised bed vegetable garden. High end greenhouse with power and water supply. Rear garden features part of the original 18<sup>th</sup> century wall which surrounded the orchard. Malvern Buildings shed with power. Large driveway with parking for several cars.

#### **Gardens & Grounds extending to 0.45 acre (approx.)**

**Local Facilities:** Bryony 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 include a Boots, Starbucks, Pure Gym, 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.

**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 Moultsford 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, and The Old Orchard road is on your right. Proceed to the far-right end, and the property is the last on the left.

**What3words:** rely.held.mini

**Post Code:** RG31 7RF

**Tenure:** Freehold

#### **Some material information to note:**

Mains gas, mains electrics, mains water, mains drainage.

Accessibility; step free access from the street to the inside of the property.

Two high speed broadband connections FTTC. High speed 5g from Three and EE available.

Mobile signal is dependent on provider. Please refer to signalchecker.co.uk

This is a low-risk flood area according to the flood risk portal.

Property construction is standard brick/block under a tiled roof.

It is not located in a conservation area.

Private driveway with quadruple detached garage and parking.

Shared maintenance of the private road between the 8 properties.

It is not a listed building.

There is one Tree Preservation Order in effect for the Ash tree.

We are not aware of any planning permissions in place which would negatively affect the property.

For details of any restrictive covenants please contact the selling agent.

**EPC Rating:** C

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

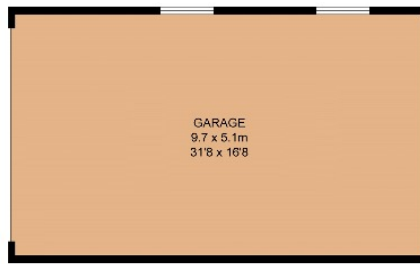
**Fixtures and fittings:** Only those mentioned in these sales particulars are included in the sale.



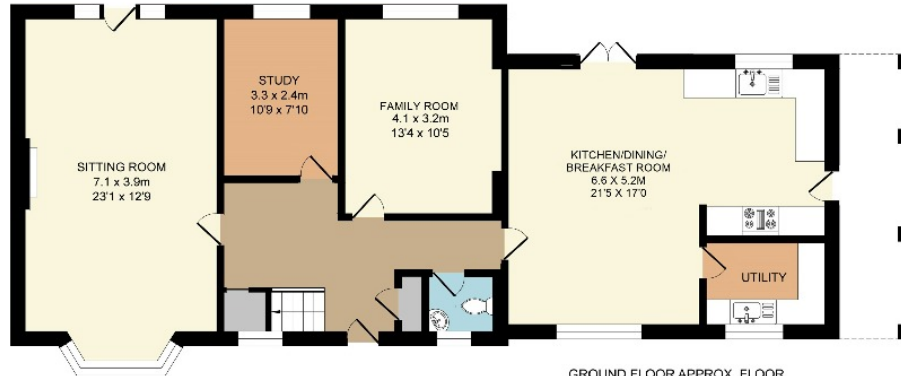




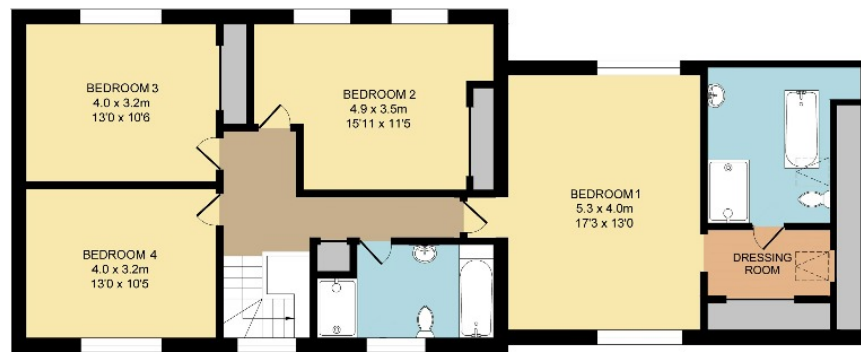
TOTAL APPROX. FLOOR AREA 248.0 SQ.M. (2670 SQ.FT.)  
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. [www.singletonanddaughter.co.uk](http://www.singletonanddaughter.co.uk)



GARAGE APPROX. FLOOR AREA 50.0 SQ.M. (538 SQ.FT.)



GROUND FLOOR APPROX. FLOOR AREA 99.0 SQ.M. (1066 SQ.FT.)



FIRST FLOOR APPROX. FLOOR AREA 99.0 SQ.M. (1066 SQ.FT.)



Viewing by arrangement  
with vendor's agent;  
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**IMPORTANT NOTICE:** Dudley Singleton & Daughter for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers, and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. We relied upon our own brief inspection and information supplied to us by the vendors. (i) The description, including photographs of the property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Prospective purchasers are strongly advised to check measurements. The position of bathroom fittings as shown on the plan is indicative only – sizes, shapes and the exact locations may differ. Wall thickness, together with window and door sizes are approximate only and window and door openings are shown without frame details. (iv) Photographs are not necessarily comprehensive or current and no assumption should be made that any contents shown in them are included in the sale. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: 3. No person in the employment of Dudley Singleton & Daughter has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. **FIXTURES AND FITTINGS:** The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or surveyor.







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