



# Bespoke

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ESTATE AGENTS

4 Foxhunt Grove, Calcot

Guide Price £525,000





## 4 Foxhunt Grove

Calcot, Reading

Beautiful four-bedroom link-detached home featuring a contemporary kitchen, versatile family room, and calm, light-filled living spaces. Landscaped garden with summerhouse, off-road parking, and excellent access to local amenities and transport links.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Spacious and versatile four/five-bedroom family home. Five minutes walk to Primary School, Little Heath Secondary School Catchment
- Beautifully presented kitchen with integrated appliances and breakfast area
- Flexible family room with patio doors, ideal as a playroom, studio or bedroom five
- Ground floor cloakroom, shower room, first floor family bathroom
- Bright and welcoming living room open to dining room with garden views
- Generous south-westerly rear garden with decked terrace and summerhouse
- Driveway parking and garage with light, power and internal access
- Peaceful residential setting with easy access to Sainsbury's, Linear Park and local schools
- Excellent transport links to Reading town centre, the A4 and Junction 12 of the M4
- Located close to Calcot Park Golf Club and within easy reach of local nature walks



### Entrance Porch

A spacious and practical entrance with plenty of room for coats and shoes, with direct access to garage, setting the tone for the home's well-planned layout. The porch opens into a welcoming hallway. Ideal for busy family life, it offers a neat transition from outdoors to in, combining everyday convenience with a sense of arrival.

### Entrance Hall

Bright, welcoming, and thoughtfully designed, the entrance hall creates an immediate sense of space and calm. There's easy access to the living room and cloakroom, with stairs to first floor, offering everyday practicality. Neutral décor and tiled flooring enhance the light, while the wide staircase adds a touch of openness to this well-planned family home.

### Cloakroom

Finished with a continuation of the tiled flooring from the hall, this modern cloakroom combines practicality with a clean, contemporary look. It features a low-level W/C, compact wash basin, and half-height marble-effect wall panels, creating a bright and stylish space ideal for everyday use and visiting guests.

### Living Room

13' 5" x 13' 6" (4.09m x 4.11m)

A bright and versatile living space designed for relaxing and entertaining. The tiled flooring continues through from the hallway, creating a seamless flow and easy maintenance. A large front-facing window fills the room with natural light, while the open plan link to the dining room enhances the feeling of space. With room for generous seating and personal touches, it's a comfortable and inviting heart of the home.

### Dining Room

8' 7" x 12' 0" (2.62m x 3.66m)

Bright and inviting, the dining room offers a natural extension to the living space, ideal for family meals or entertaining. Sliding doors open directly onto the garden, allowing light to pour in and providing a lovely indoor-outdoor connection. There's also a convenient door through to the kitchen, while fitted shelving adds both character and practicality.





### Kitchen

10' 9" x 11' 8" (3.28m x 3.56m)

Beautifully bright and contemporary, the kitchen has been thoughtfully designed with clean lines and a practical layout. High-gloss white units are paired with contrasting dark worktops and sleek chrome handles, creating a modern yet welcoming space. The generous counter space, integrated appliances and central breakfast island make it ideal for everyday cooking and relaxed dining. A large picture window frames views of the garden, filling the room with natural light and a real sense of connection to the outdoors.

### Family Room

9' 8" x 11' 9" (2.95m x 3.58m)

A flexible and well-connected space, ideal as a playroom, home office or even a fifth bedroom if required. Sliding patio doors open directly onto the garden, creating a lovely light and airy feel. The room also benefits from access to the garage and an adjoining shower room, offering real versatility for modern family life or multi-generational living.

### Shower Room

Conveniently located beside the family room, this practical shower room includes a shower cubicle and wash basin, offering flexibility for guests or extended family use. Its layout makes it ideal for those considering a ground floor bedroom or multi-generational living arrangement.

### Landing

The first-floor landing provides access to all four bedrooms and the family shower/bathroom. Bright and open, it features a built-in airing cupboard offering practical storage space and neatly connects the upper level of the home.

### Bedroom 1

9' 7" x 11' 9" (2.92m x 3.58m)

A generous double bedroom overlooking the rear garden, filled with natural light from a wide picture window. Built-in wardrobes provide excellent storage while keeping the room feeling spacious and uncluttered. A calm and comfortable space, ideal as the principal bedroom.





### Bedroom 2

11' 5" x 12' 9" (3.48m x 3.89m)

A spacious double bedroom with built-in wardrobes and views over the rear garden. The high ceiling and large window create an airy, open feel, while the neutral décor and wood-effect flooring make it a bright and versatile space, perfect for a guest room or comfortable double.

### Bedroom 3

11' 0" x 12' 9" (3.35m x 3.89m)

A well-proportioned double bedroom with a front aspect, featuring built-in wardrobes and ample space for additional furnishings. The large window brings in plenty of natural light, and the angled ceiling detail adds a touch of character, making it a bright and welcoming space for guests or children.

### Bedroom 4

8' 1" x 8' 4" (2.46m x 2.54m)

Currently used as a home office, this well-proportioned room comfortably accommodates a small double bed, making it ideal as a guest room, nursery or study. A large window provides plenty of natural light, and the layout offers flexibility to suit individual needs.

### Bathroom

8' 5" x 6' 0" (2.57m x 1.83m)

A spacious and contemporary family bathroom, currently arranged as a large shower room but easily reconfigured to accommodate a standard bath if preferred. Finished with marble-effect wall panels and a sleek modern suite including a WC, wash basin, and generous walk-in shower, the space feels bright, fresh with window to side and practical for everyday use.

### Garage

9' 8" x 19' 3" (2.95m x 5.87m)

A versatile and well-connected space with twin opening doors, power, and lighting. The garage offers internal access to both the entrance porch and family room, making it ideal for storage, hobbies, or conversion potential, subject to requirements.





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## REAR GARDEN

Beautifully landscaped and full of character, the rear garden provides a peaceful retreat with a generous lawn, mature planting, and well-tended borders. A raised decked terrace extends from the house, offering the perfect spot for outdoor dining and relaxation. At the far end, a charming timber summerhouse creates an inviting space to enjoy the garden year-round. Enclosed by fencing and greenery, the garden enjoys excellent privacy and a pleasant outlook, ideal for families and entertaining alike.

## GARDEN

To the front, the property is approached via a neatly kept garden with a combination of gravel and paving, established flower beds for a splash of colour. The driveway provides convenient off-road parking and leads directly to the garage, ensuring ample space for multiple vehicles.

## GARAGE

Single Garage

## DRIVEWAY

3 Parking Spaces

A block paved driveway leads to garage and front door, providing ample off road parking.



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**Ground Floor**  
Floor area 79.8 sq.m. (859 sq.ft.)



**First Floor**  
Floor area 60.8 sq.m. (655 sq.ft.)

Total floor area: 140.6 sq.m. (1,514 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.co](http://www.Propertybox.co)