

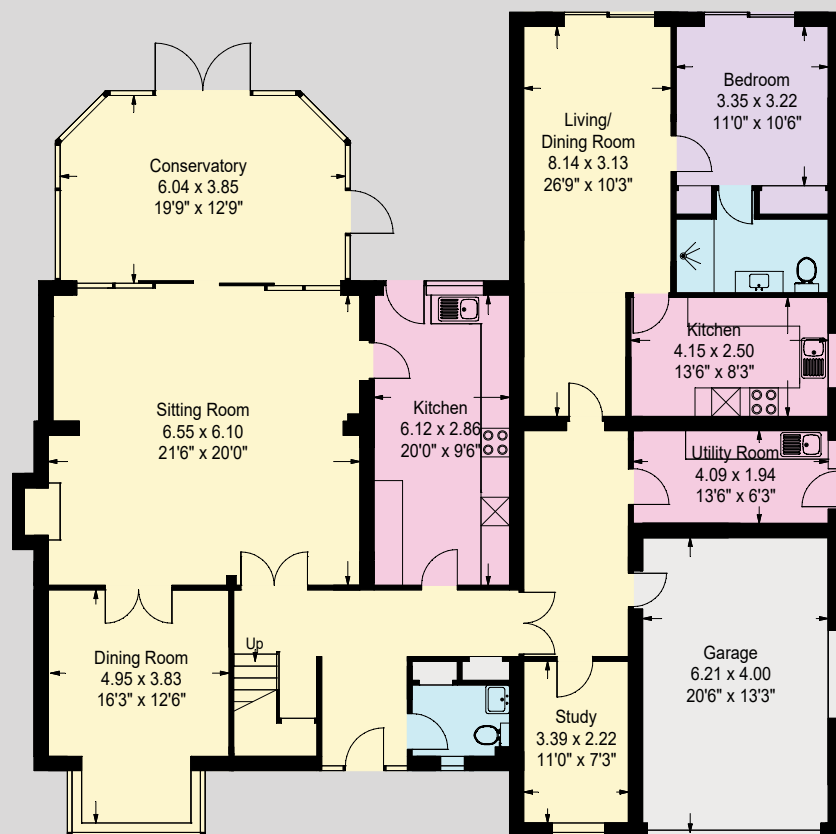


PW.

6 Broadlands Close

Reading, Berkshire.

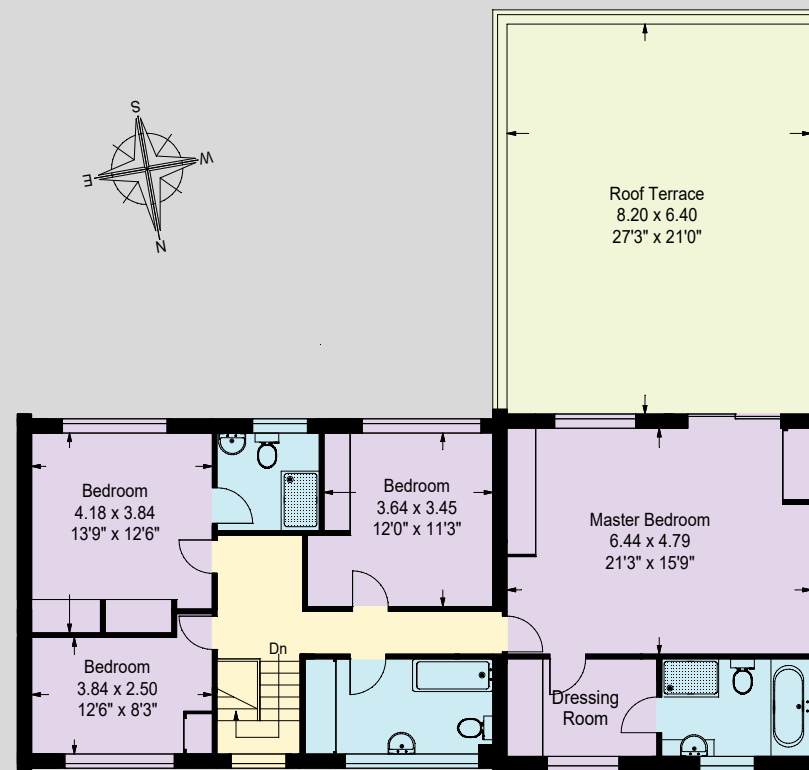
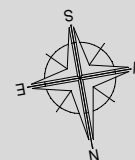
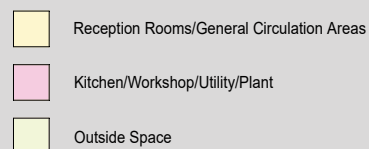
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Ground Floor

Approximate
Gross Internal Floor Area
House: 343sq.m. or 3692sq.ft.
(Includes Garage)

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Constructed in accordance with the RICS code of measuring
practice, this plan is for layout guidance only. It is not to scale,
unless specified. Please check all dimensions & shapes before
making any decisions reliant upon them.



First Floor



6 Broadlands Close

Calcot, Reading, Berkshire. RG31 7RP

A substantial property in a tranquil location with outstanding views over Calcot Golf Course

- Substantial accommodation of approx. 3700 sq ft.
- Self-contained annexe
- 4/5 reception rooms
- 4/5 bedrooms, 4 bathrooms
- Plot of approx. 0.42 acres
- Sweeping Southerly gardens backing onto Calcot Golf Course

In an outstanding and rarely available location in the midst of Calcot Park, this is a substantial and versatile home. Approached down a private road within the grounds of the golf course, the property benefits from an elevated position with beautiful far reaching views. Ideally situated for commuters, the tranquil location belies the ease of access to excellent transport links, being only a 5 minute drive from M4 J12 and 3 miles from the centre of Reading. Reading station is a 10 minute drive from the property with the link to London Paddington in under half an hour.

The versatile living accommodation incorporates a self-contained annexe, as well as large, light living rooms of good proportions. Upstairs, the magnificent master bedroom suite with dressing room and full bathroom has sliding double doors onto the roof terrace boasting fabulous views over towards the Hampshire Downs.

Outside, the sunny rear terrace has steps down to the sweeping lawns. Bordered with mature trees and hedges the gardens open onto the golf course at the rear, and from there through to woodland ideal for dog walking or for older children to play. To the front, the gated

driveway offers plenty of parking and is surrounded by mature hedges for privacy.

Location:

Conveniently located, with an abundance of shops and amenities locally including Sainsburys Hypermarket, IKEA and NEXT – all only a short drive as well as Reading town centre with the Oracle shopping centre, cinemas, Riverside restaurants and Thames Valley Business Park within easy reach. A fitness and sports centre at Bradfield College is ten minutes' drive with indoor pool, gym and tennis courts. On the edge of open countryside, with proximity to riverside walks along the Thames and the Chiltern Hills

Schools:

There are a number of schools in the area including Theale Green, St Andrews Prep, The Oratory Prep, Pangbourne and Bradfield Colleges as well as Kendrick Girls Grammar and Reading Boys Grammar schools in Reading.

Transport Links (Approx.)

Theale mainline station approx. 2 miles
Reading town centre approx. 3 miles
2 miles to M4 J12, easy access to M4, M40, A4 and A34
Regular bus services to Reading and Newbury

Other Information

- Mains water, drains & electricity
- Oil fired central heating





Viewing by appointment only.

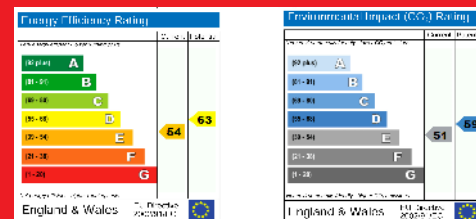
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MISREPRESENTATION ACT, 1967.

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