



HOLY BROOK COTTAGE

MILL LANE • CALCOT • RG31 7RS

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COLLECTION



INTRODUCING HOLY BROOK COTTAGE

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£1,250,000

Located on the edge of a quiet lane, Holy Brook Cottage is an impressive Grade II listed home.

Set on 1.01 acres that stretch down to the Holy Brook River, this delightful property combines semi-rural living with modern convenience.

The detached three-storey home is approached via an electric gated driveway and offers a substantial amount of parking for guests and homeowners. In the front garden, a sunken conversation pit creates a unique focal point.

Downstairs, a vaulted living room opens directly onto the gardens, flooding the space with natural light. The kitchen and breakfast room is full of character, featuring a charming fireplace and window seat. A separate dining room with a beautiful bay window creates a welcoming setting for family meals or formal entertaining, while a cosy snug, study, cloakroom and store completes the ground floor.

The first floor comprises two bedrooms, including the principal suite, which benefits from an en suite bathroom and a railed balcony with views across the river and open fields. The second floor houses a third bedroom with additional storage.

The property also benefits from a triple garage with a one-bedroom annexe above, a gardener's store, a summer house, and a workshop, offering a versatile space.

The garden is a stand-out feature of the home with a sweeping lawn that leads to the riverbank. To one side, a veranda with timber decking offers a sheltered spot for outdoor dining.

Holy Brook Cottage enjoys excellent connections to the M4 and is only four miles from Reading station, providing easy access to London Paddington.

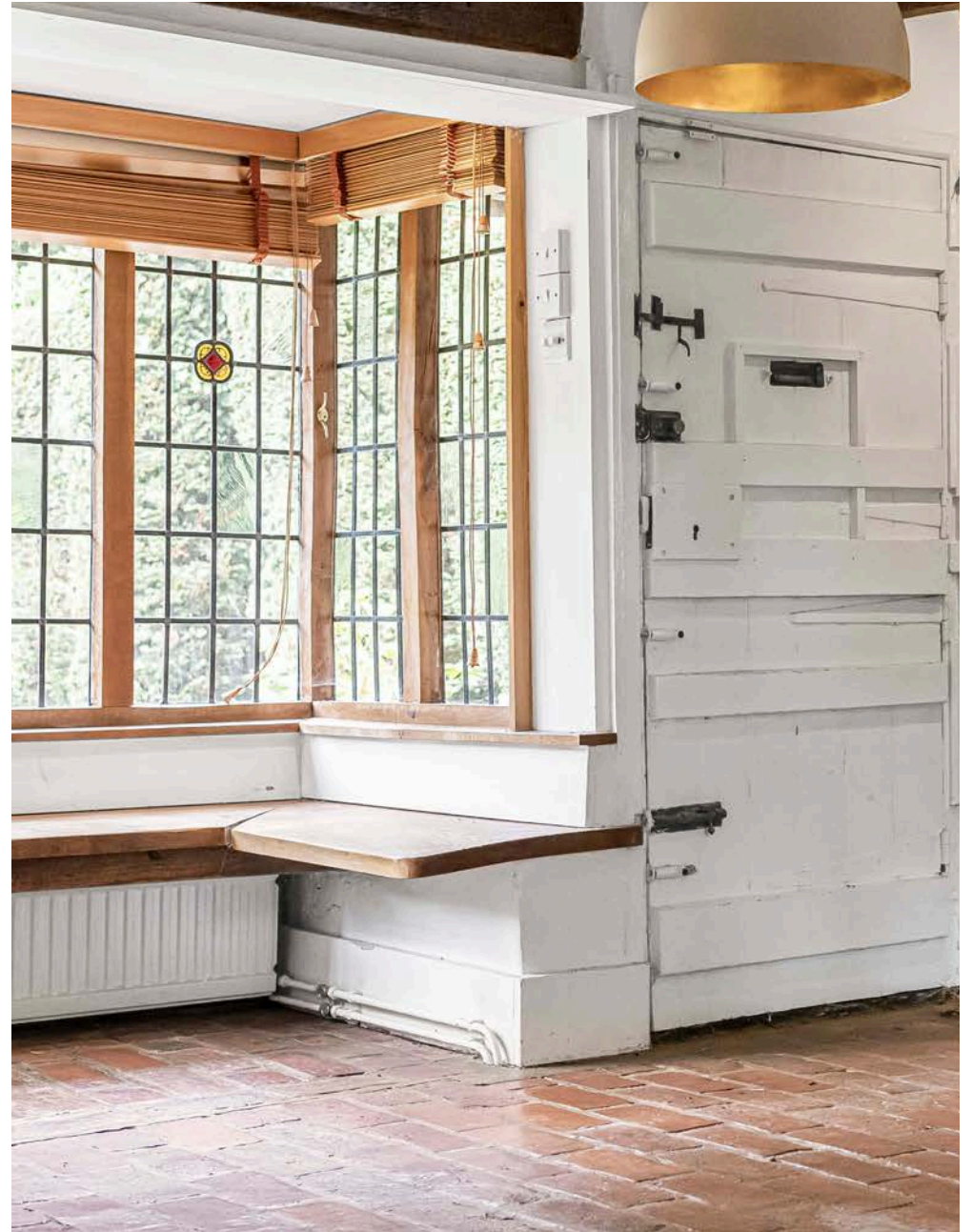


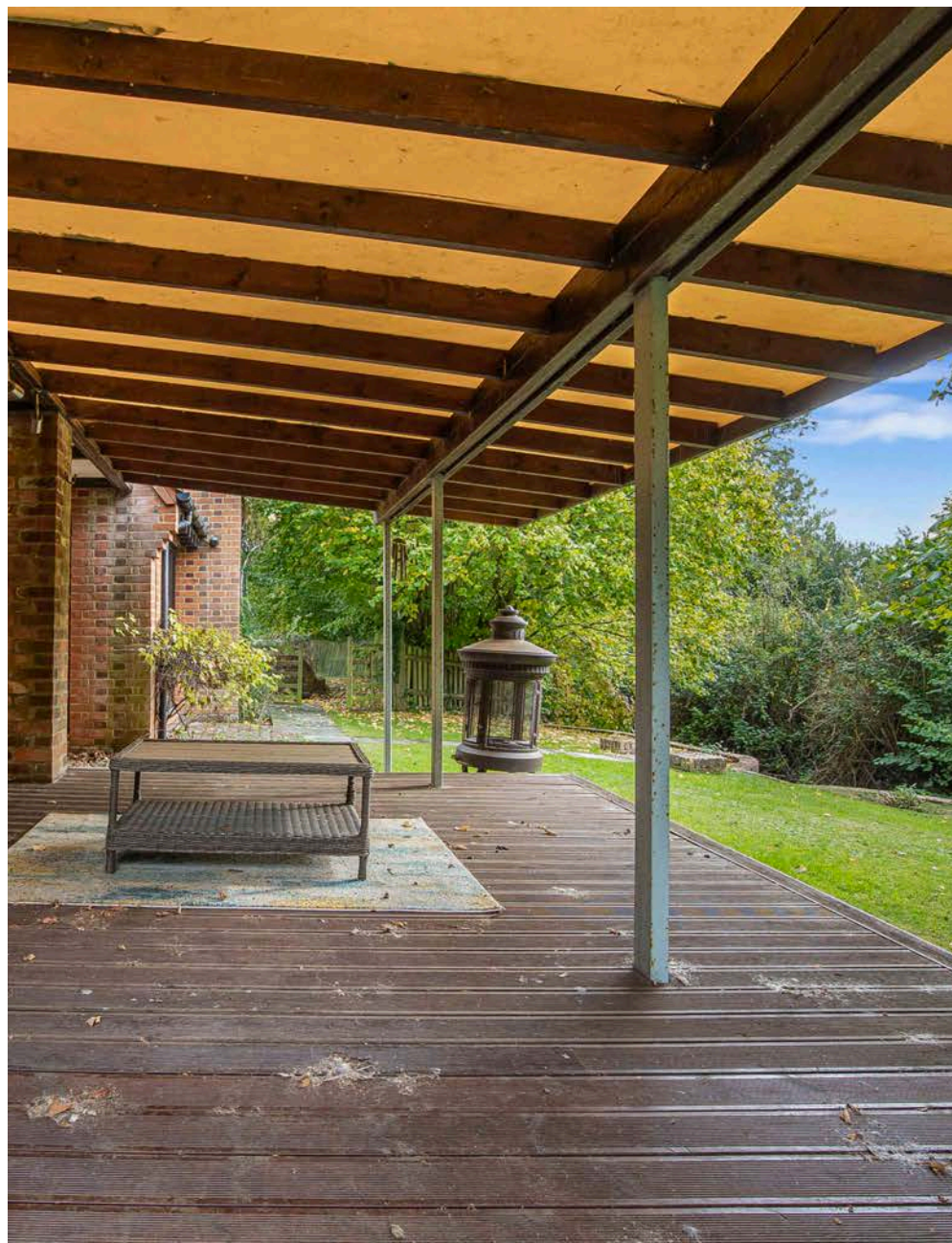


IN A NUTSHELL

Bedrooms	3	Reception Rooms	4
Bathrooms	2	Land (acres)	1.01









Waterside gardens alongside the Holy Brook River



Approximate Gross Internal Area 3918 sq ft - 364 sq m

(Including Garage,Annexe/Outbuilding)

Ground Floor Area 1342 sq ft – 125 sq m

First Floor Area 907 sq ft – 84 sq m

Second Floor Area 260 sq ft – 24 sq m

(Garage,Annexe/Outbuilding) Ground Floor Area 1012 sq ft – 94 sq m

(Annexe) First Floor Area 397 sq ft – 37 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



ADDITIONAL INFORMATION:

Parking

The property has electric gates opening to a gravel driveway with parking for multiple vehicles with a detached triple garage.

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – electric central heating

Septic tank – We understand the septic tank will not be compliant with the new General Binding Rules, prospective purchasers will need to check their obligations prior to submitting an offer, information is available on the gov.uk website “Septic tanks and sewage treatment plants”

Broadband Connection:

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers visit the “Broadband and mobile coverage checker” page on the Ofcom website

The property Grade II listed.

The two Ash trees on the northern boundary of the rear garden are subject to Tree Preservation Order.



AREA GUIDE CALCOT

Transport

Calcot offers excellent transport links via Junction 12 of the M4 motorway, allowing easy access to Heathrow Airport (33 miles), Reading (3 miles), Henley (11 miles) and Windsor (26 miles).

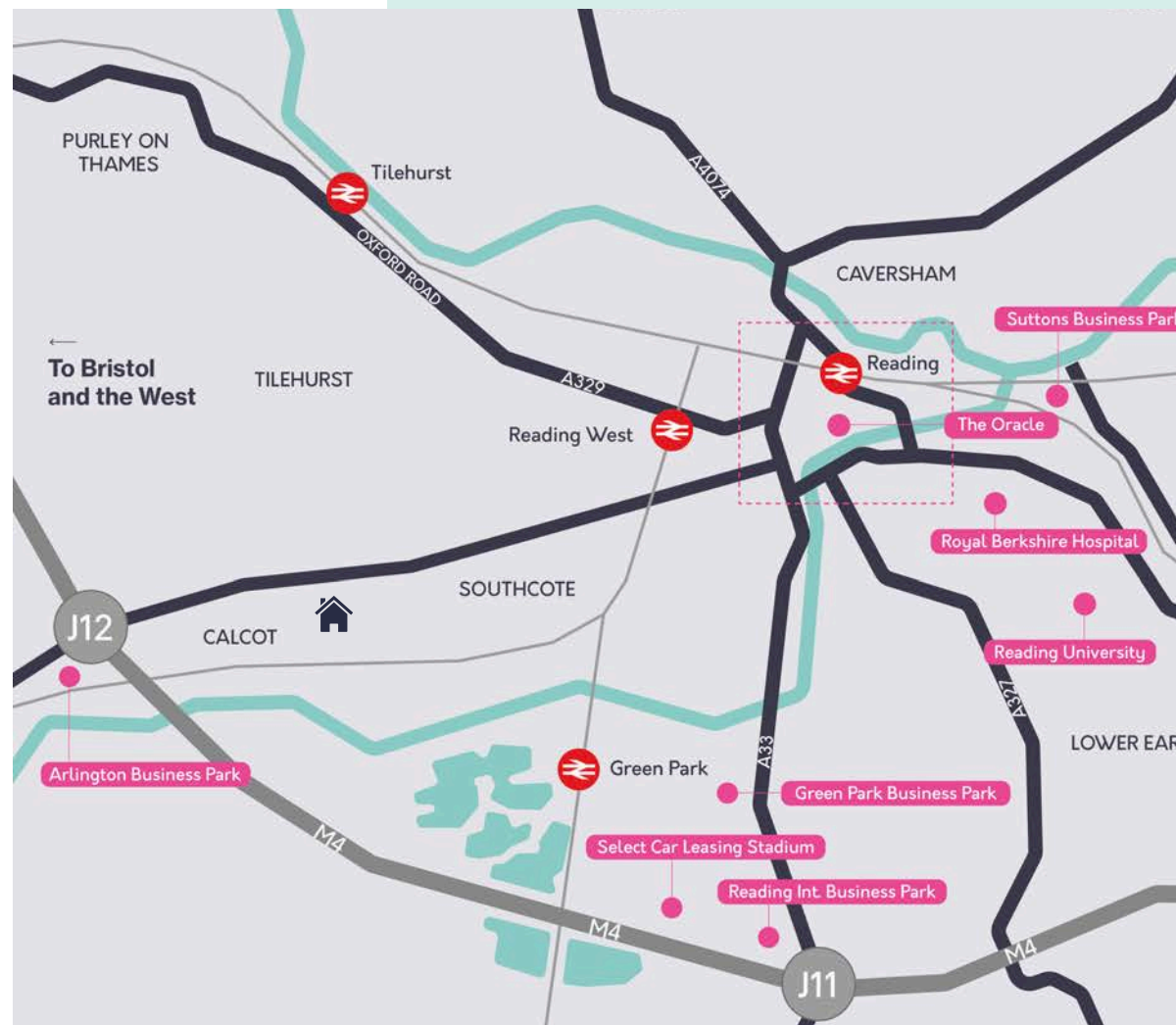
Mainline Reading station is close by with direct trains to Paddington (from 24 minutes) and the Elizabeth Line.

Schooling

This area is well served with state and private schools at junior and senior level, including The Abbey School, Crossfields, Kendrick School, Little Heath School, Reading Blue Coat, Reading Grammar School, Shiplake College, Bradfield College and Pangbourne College.

Shopping & Leisure

Calcot enjoys excellent amenities, the Sainsbury's superstore, IKEA, and the Calcot Retail Park provide everyday essentials. For outdoor activities, there's the Linear Park with walking and cycling routes, and Calcot Park Golf Course for golf enthusiasts.



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