



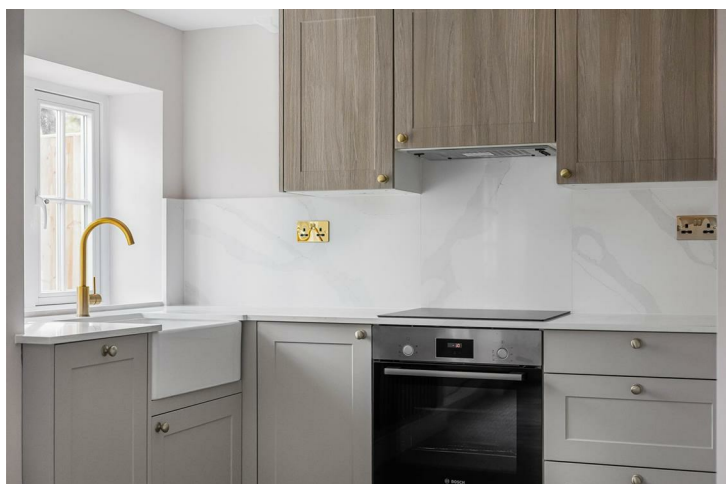
Tucked away within a secure gated community, this beautifully converted Grade II listed farmhouse in Calcot offers a rare blend of heritage charm and contemporary living. This three-bedroom home has been thoughtfully designed to retain character while introducing modern comfort, including attractive exposed beams throughout the home.

This property enjoys a private garden as well as access to landscaped communal green space, creating a sense of village-style living within easy reach of the town centre. The development is perfectly placed for both families and commuters, with highly regarded schools, local shops and leisure facilities nearby, while Theale Station and the M4 are just moments away for swift connections to Reading, London and beyond.

With countryside walks on the doorstep, dedicated parking within the secure grounds and the convenience of modern design in a timeless setting, these homes offer a lifestyle that balances rural tranquillity with exceptional connectivity.

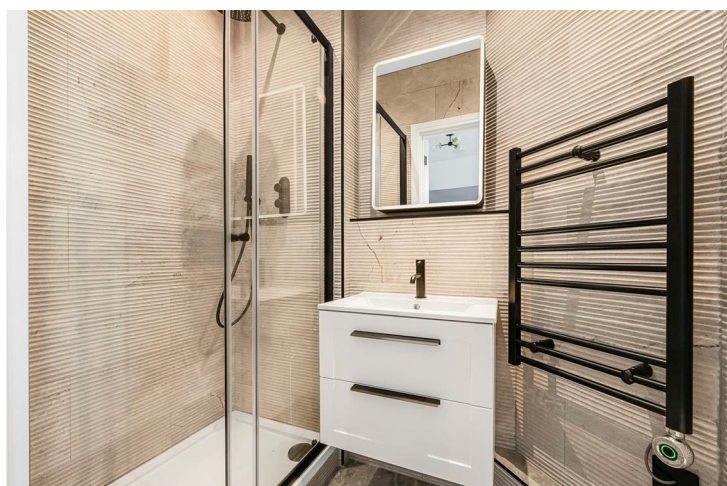
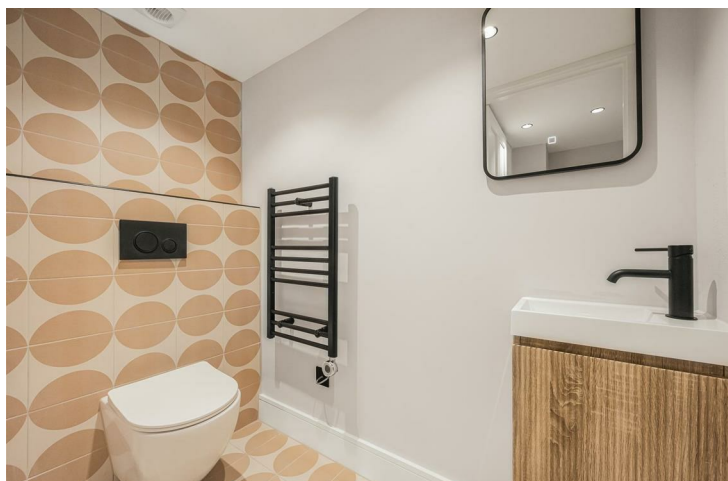
Interested? Please contact our New Homes team to find out more, or to book a viewing.

newhomes@haslams.net
0118 960 1010



- Beautifully converted Grade II listed farmhouse in a gated community
- Three-bedroom home blending charm with modern comfort
- Private garden plus access to landscaped communal space
- Convenient location near schools, shops, leisure facilities and town centre
- Excellent transport links with Theale Station and the M4 close by
- Countryside walks, dedicated parking, and rural tranquillity with strong connectivity





Further details

Council tax band New Build

Parking

The property has an allocated parking space

Annual service charge: £971.65

Local Authority: West Berkshire Council

Council Tax Band: New Build - To be confirmed

Predictive EPC: C

Reservation Fee: Please note that to secure an offer on this property, you will be required to pay a fee of £1,000. For specific terms, please contact our office.

Services:

Broadband Connection: We recommend potential buyers go to the Ofcom website "Broadband and mobile coverage checker", www.ofcom.org.uk

Mobile phone coverage: We recommend potential buyers check via Ofcom's website www.ofcom.org.uk

Please speak to one of our agents to discuss further services. Please note each property will have a yearly estate fee.

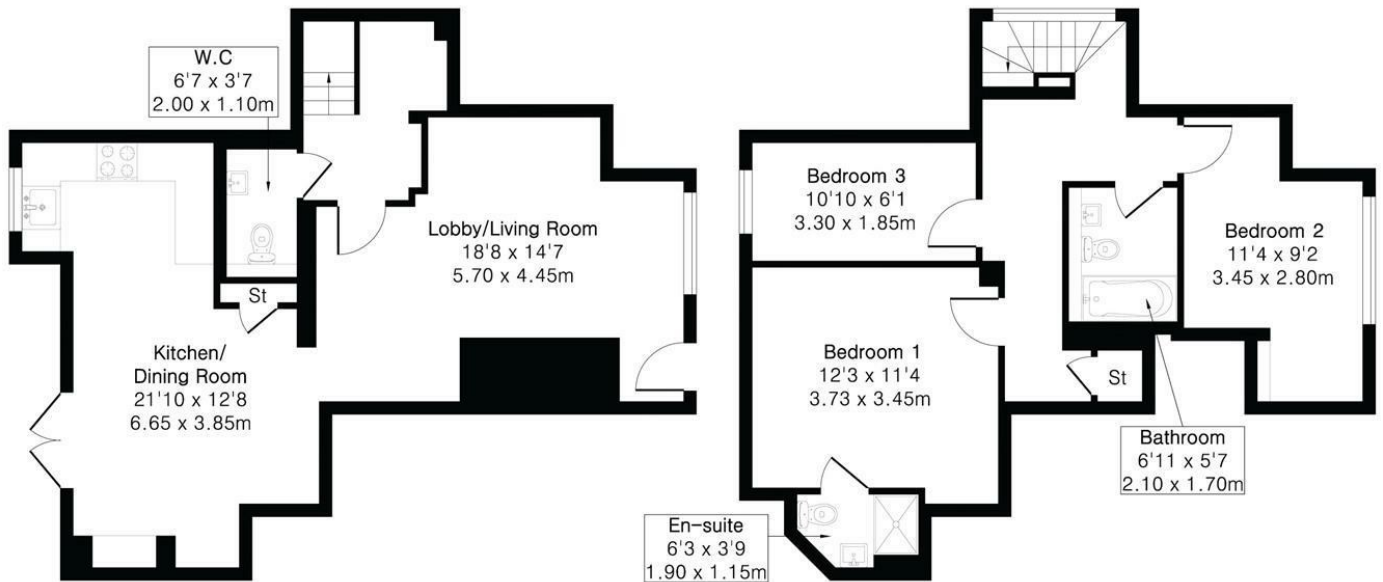
Agents Note: Please note images and CGIs are indicative and to be used as a guide only.

Floorplan

Approximate Gross Internal Area 1097 sq ft - 102 sq m

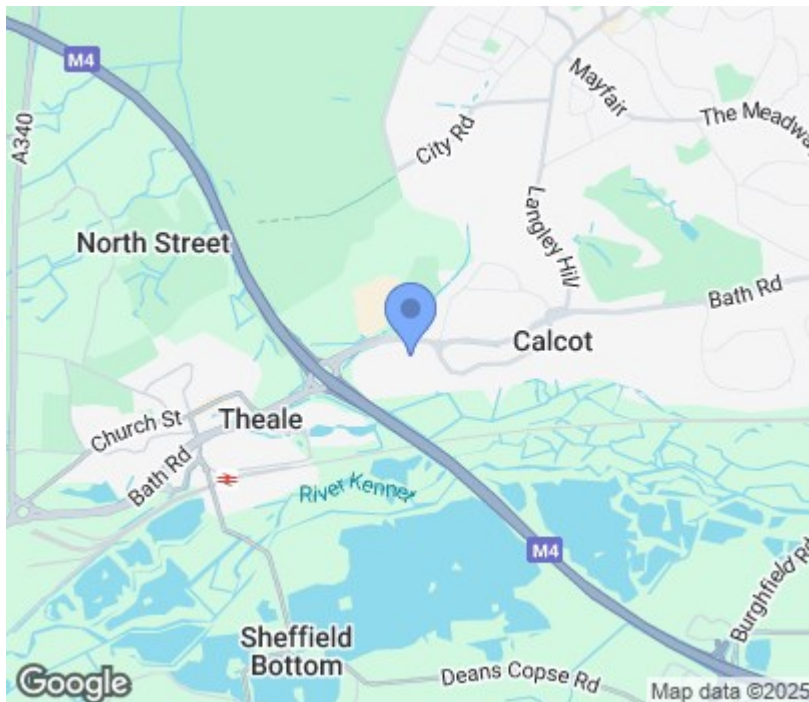
Ground Floor Area 573 sq ft – 53 sq m

First Floor Area 524 sq ft – 49 sq m



Ground Floor

First Floor



Please contact our New Homes team to find out more, or to book a viewing.

newhomes@haslams.net
0118 960 1010

The specifications outlined in this brochure are indicative only. Developers reserve the right to make any alterations to the specifications without warning. Whilst these particulars are prepared with all due care, the information is intended as a preliminary guide only. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at the time of going to print.