

**HASLAM'S**  
New Homes



The Granary Beansheaf Grange Old Grange Close  
Calcot, Reading, RG31 7AA  
Guide Price £225,000



# The Granary Beansheaf

Catcot, Reading, RG31 7AA

Set within the leafy grounds of this gated Grade II listed development, this unique one-bedroom detached home offers an exceptional opportunity to enjoy character living in a truly special setting.

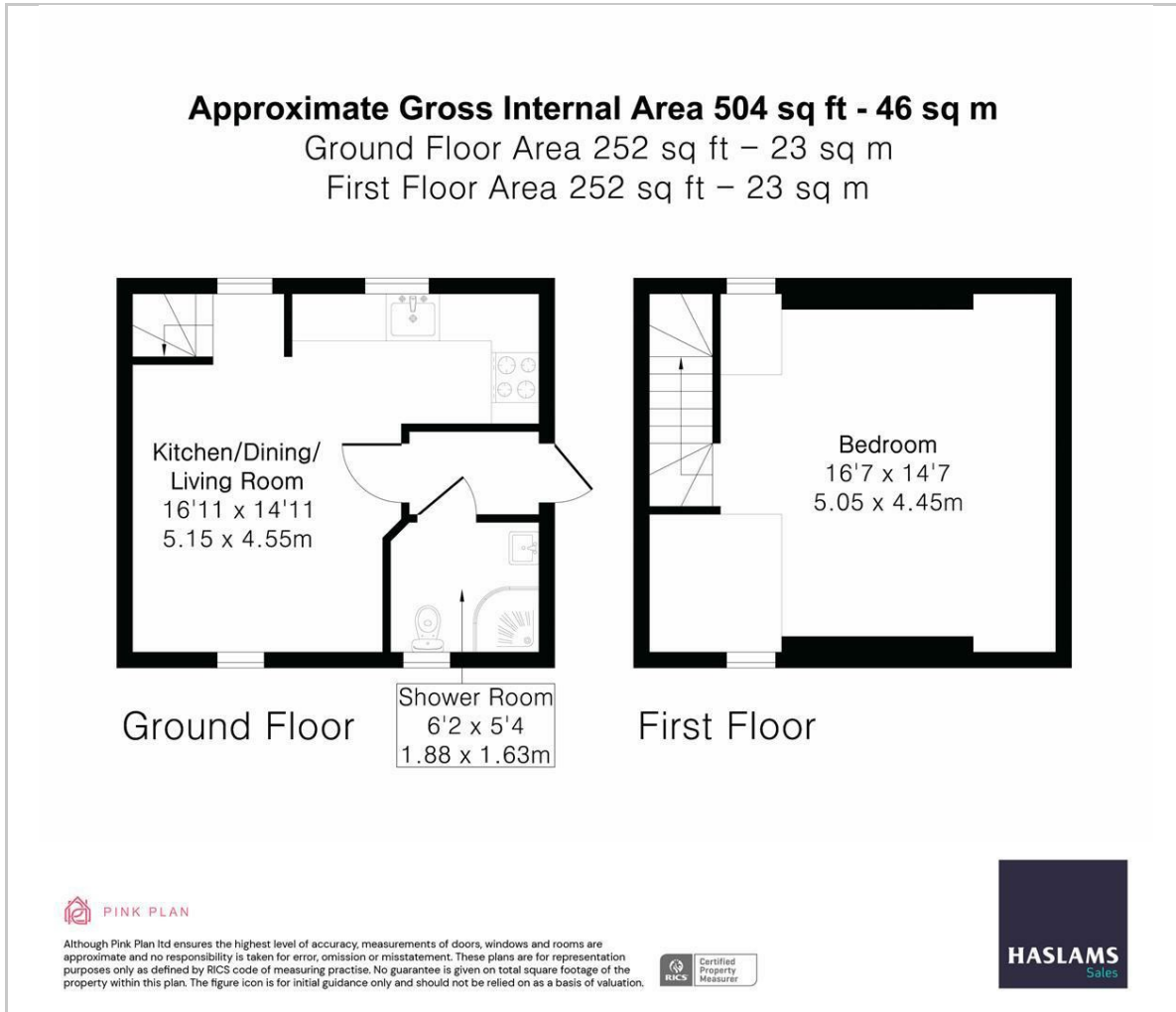
Perfect as a first home or a downsizing option, this residence benefits from its own private garden as well as access to landscaped communal grounds, creating a sense of privacy within a welcoming community. Secure parking is provided within the development, while everyday amenities, shopping and leisure facilities are just moments away.

For those commuting, Theale Station and the M4 are close at hand, while countryside walks at Linear Park sit right on the doorstep. Offering comfort, convenience and a touch of exclusivity, this detached one-bedroom home is a rare find in such a sought-after location.





## Floor Plan



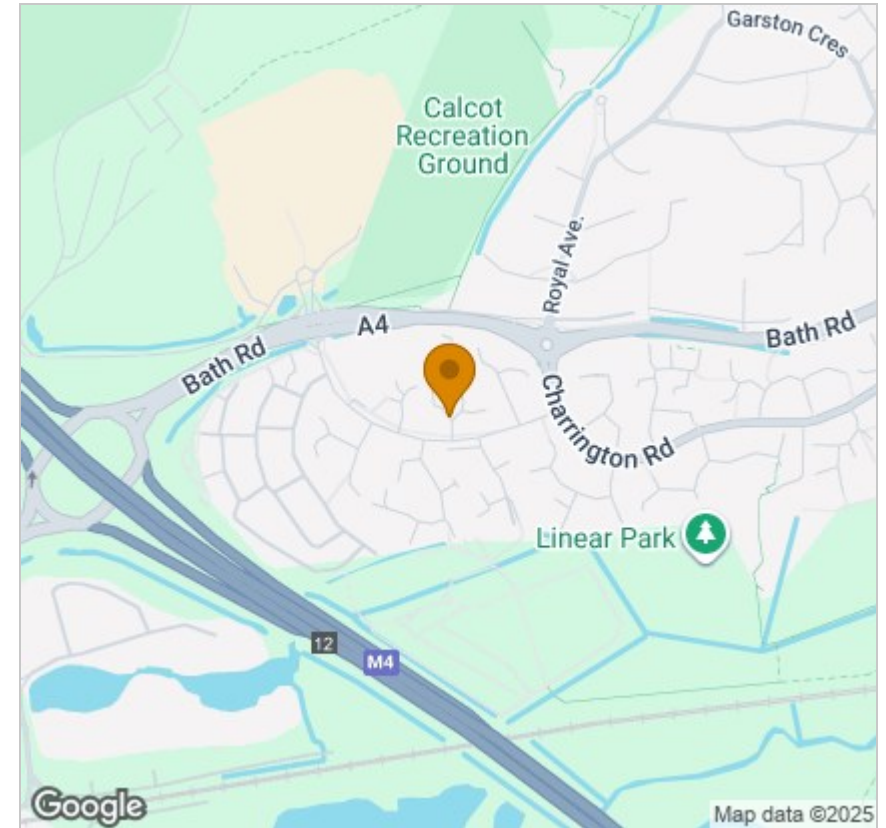
## Viewing

Please contact our Haslams New Homes Office on 0118 960 1010 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

