

56 Bath Road, Calcot, Reading, Berkshire, RG31 7QJ
Guide Price £600,000 Freehold

sansome george
Residential Sales & Lettings

- Attractive Character Cottage
- Approximately 1,559 sq ft Of Accommodation
- Separate Dining Room Measuring Over 21 ft
- Exposed Ceiling Timbers And Traditional Latch Doors
- Ground Floor Cloakroom
- Three Double Bedrooms
- Spacious Living Room With Feature Fireplace
- Generous Kitchen With Central Island And Breakfast Bar
- Spacious Bathroom With Freestanding Bath And Separate Shower
- Established Garden With Covered Patio For Outdoor Entertainig





An attractive character cottage offering approximately 1,559 sq ft (145 sq m) of generously proportioned accommodation, with three double bedrooms, sociable living spaces and a charming landscaped garden. Exposed ceiling timbers, traditional latch doors and feature fireplaces combine with contemporary finishes to create a home full of warmth and individuality.

The entrance hall provides access to a ground floor cloakroom and two spacious reception rooms. Measuring over 21 ft in length, the living room features a fireplace with a decorative surround and brick detailing, with ample space for both relaxing and entertaining. A separate dining room, also extending to over 21 ft, offers flexibility for family dining, a home office or an additional sitting room. Open to the living room, the generous kitchen forms a welcoming centrepiece to the home. Fitted with an extensive range of wood-fronted units, contrasting work surfaces and colourful tiled splashbacks, it features a central island incorporating a sink and breakfast bar. A built-in double oven, gas hob and extractor complement the layout, while glazed double doors open onto the covered patio. Upstairs, the landing serves three individual double bedrooms, including a spacious main bedroom measuring approximately 15'4" x 12'7". Character features continue across the first floor, with exposed timbers, sloping ceilings and a feature bedroom fireplace. The generously sized bathroom includes a freestanding bath, separate glazed shower enclosure, wash basin with storage beneath and WC, complemented by exposed roof timbers and a roof window.

Outside, the garden provides an appealing setting with lawn, established shrubs, ornamental planting and brick-edged borders. A substantial covered patio, with exposed timber supports and brick paving, creates a sheltered space for outdoor dining and entertaining.

A distinctive home combining cottage charm with generous accommodation, viewing is recommended to appreciate its character and versatile layout.

Please contact Sansome & George to schedule a viewing appointment or for any further information.

West Berkshire Council - Band D

Purchasers Note: Some photographs have been digitally enhanced using ChatGPT to improve presentation, including adjustments to lighting, alignment and the removal of everyday items or personal belongings. These images are for guidance only and may not reflect the property's current appearance. Prospective purchasers should satisfy themselves as to the property's condition and features by arranging a viewing.







Approx Gross Internal Area
145 sq m / 1559 sq ft



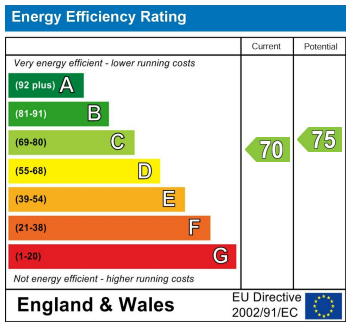
Ground Floor
Approx 73 sq m / 784 sq ft

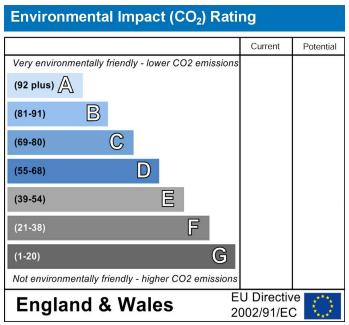
First Floor
Approx 72 sq m / 775 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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