



216 Bath Road  
Calcot, RG30 2HN

Guide price £600,000 Freehold



DESCRIPTION

VP - Presented to the market is this charming semi-detached house, built in 1930's, offering a perfect blend of classic character and modern living. With four spacious bedrooms, this home is ideal for families seeking comfort and convenience. The property boasts three well-appointed reception rooms, including a spectacular open-plan living and dining kitchen area that serves as the heart of the home. This inviting space is perfect for entertaining guests or enjoying family meals.

In addition to the open-plan area, there is a separate living room and a sun room, providing ample space for relaxation and leisure. The ground floor also features a convenient downstairs WC and utility room, while the first floor is equipped with two well-designed bathrooms, ensuring that morning routines run smoothly for all.

The exterior of the property is equally impressive, with off-road parking available for up to ten vehicles, making it an excellent choice for those with multiple cars or visitors. The landscaped rear garden, complete with side access, offers a tranquil outdoor space for gardening, play, or simply unwinding after a long day.

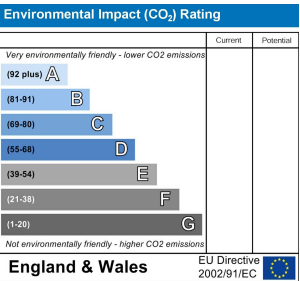
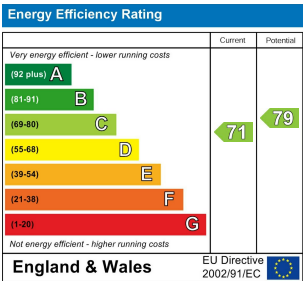
Location is key, and this property does not disappoint. It is well-connected to local bus routes and is in close proximity to reputable schools and essential amenities. For golf enthusiasts, Calcot Golf Course is just a stone's throw away, and the M4 Junction 12 is easily accessible, providing excellent transport links to surrounding areas.

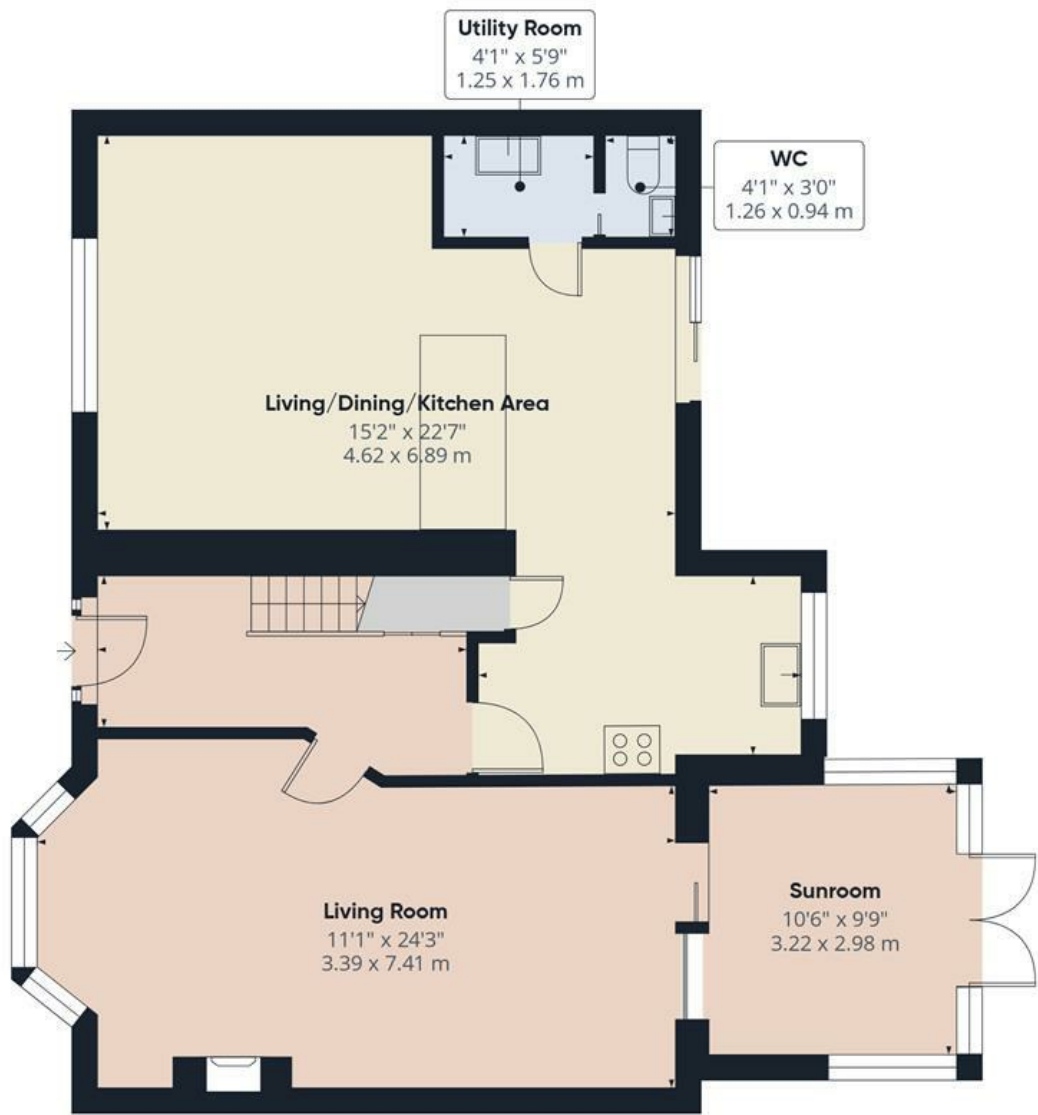
This four-bedroom semi-detached house on Bath Road is a rare find, combining spacious living, a beautiful garden, and a prime location. It is a perfect opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed home.

Council tax band - D

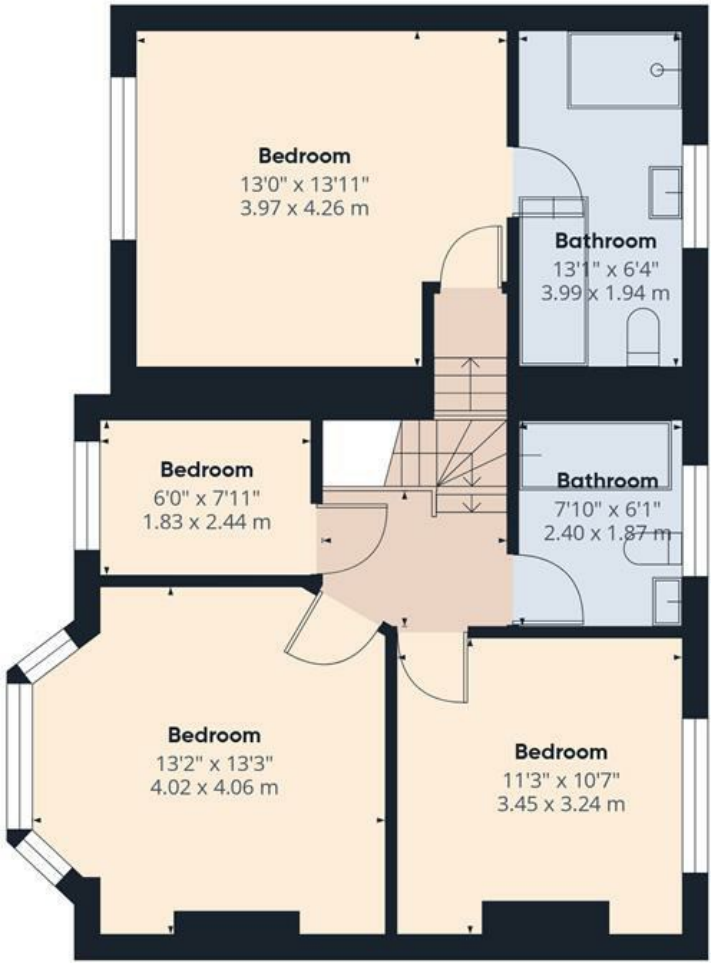
SUMMARY OF ACCOMMODATION

- FOUR BEDROOMS
- SEMI DETACHED HOUSE
- GATED OFF ROAD PARKING CIRCA 10 CARS
- KITCHEN/DINING/LIVING AREA
- DOWNSTAIRS WC
- UTILITY ROOM
- BOARDED LOFT (POTENTIAL TO ADD FURTHER BEDROOMS)
- SIDE ACCESS TO LANDSCAPED REAR GARDEN
- LUXURY MASTER BEDROOM WITH BATHROOM SUITE
- CIRCA 1 MILE TO JUNCTION 12 M4





Ground Floor



Floor 1



**Approximate total area<sup>m</sup>**  
1607 ft<sup>2</sup>  
149.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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