



sansome  george

20A Highfield Road, Tilehurst, Reading, Berkshire, RG31 6YR
£775,000 Freehold

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Residential Sales & Lettings

- Individual Detached Home
- Beautifully Presented & Lovingly Maintained Throughout
- Living Room with Patio Doors to Garden
- Ground Floor 4 Piece Bathroom Plus Separate Cloakroom
- First Floor Principal Bedroom With En-suite Bathroom
- Very Well Regarded Established 'Non-Estate' Address
- Attractive Frontage, Gated Driveway & Integral Garage
- Kitchen/Breakfast Room & Family Room Plus Utility
- 2 Ground Floor 'Double' Bedrooms
- Well Tended Southerly Aspect Rear Garden

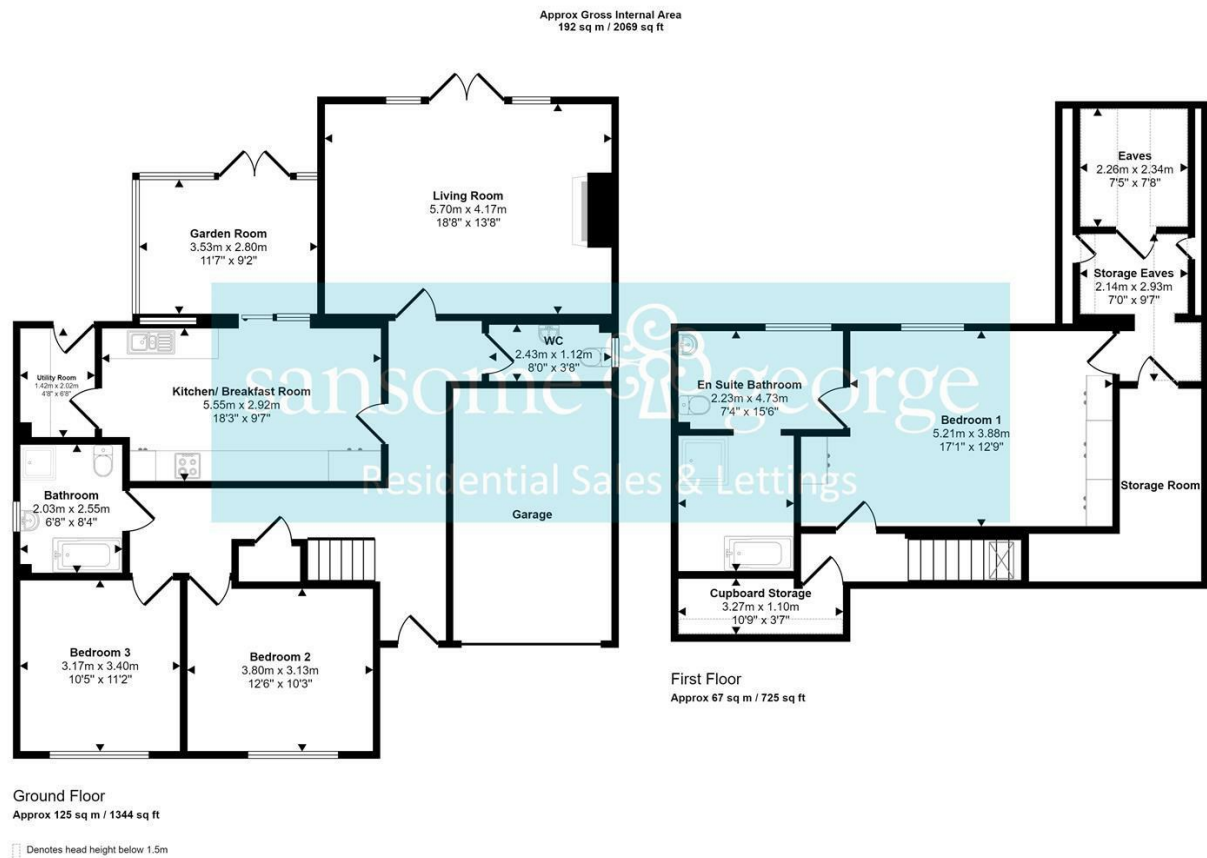
This individual and deceptively spacious bespoke detached home is presented in outstanding condition throughout with a delightful south facing rear garden and boasts versatile internal accommodation totalling 20698 sq. ft. (192 sq. m.). Situated in a very well regarded residential address towards the western fringes of Tilehurst, with miles of open countryside located just minutes away. A beautiful stretch of The River Thames in an area of outstanding natural beauty is located approximately 1 mile away as is the neighbouring village of Pangbourne and Tilehurst Train Station connecting Reading Main Line, Pangbourne and Didcot. Well regarded primary and secondary schools are close by as is local shops, Purley Sports and Social Club are all within minutes walk as are several bus services connecting Tilehurst Village, Reading Town Centre and Pangbourne.

Being entirely unique as a one off in it's design, the property sits behind a low level brick wall on a plot which narrows from front to back giving ample driveway parking and access to integral garage. A paved path leads to the front door which open to the entrance hall where stairs rise to the first floor and doors access all main ground floor rooms With all being of well balanced proportion and with a high degree of versatility, the current configuration comprises of cloakroom, 2 front aspect 'double' bedrooms, side aspect four piece bathroom with shower cubicle, delightful 18' living room with feature fireplace and patio doors to the rear garden, and a spacious well appointed kitchen/breakfast room which in turn leads to a handy utility room and separate garden room with French doors to the garden. The first floor accommodation predominantly provides a generous principal bedroom suite with ample fitted wardrobes, generous 4 piece en-suite bathroom and access to ample eaves storage space. Outside, the rear garden is another very notable feature of this fantastic property with paved patio area adjoining a manicured lawn with well tended flower and shrub beds all boasting a favoured southerly aspect.

To discuss this delightful property in more detail or to arrange a viewing appointment at your earliest convenience, please contact Sansome & George Estate Agents at your earliest opportunity.

West Berkshire Council - Band F





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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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