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Dove Cottage, 52 Kentwood Hill, Tilehurst, Reading, Berkshire, RG31 6DE
Offers Over £760,000 Freehold

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Residential Sales & Lettings

- Charming Period Detached Cottage Over 200 Years Old
- Heart Of Tilehurst Village Location
- Generous Living Space With Period Features
- Stylish Kitchen Dining Room With Snug Area
- Landscaped Rear Garden With Patio Areas
- Five Spacious And Versatile Bedrooms
- Versatile Accommodation of 2472 Sq ft
- Approx.Fifteen Minute Walk To Tilehurst Train Station
- Two Versatile Outbuildings One Is Ideal For Home Office.
- Driveway Parking And Landscaped Frontage

This attractive and characterful detached cottage, believed to be over 200 years old, beautifully blends modern practicalities with original charm. Bursting with period features throughout and offering 2472 sq ft of versatile living space, this five-bedroom home is ideally situated in the heart of Tilehurst Village, within easy reach of a range of amenities including a Post Office, supermarket, pubs, cafés, restaurants, and takeaways. Tilehurst Train Station (with services to Paddington, Oxford, Reading Mainline, and Didcot) is approximately a 15-minute walk away, while regular bus services are just yards from the front door.

Generous and adaptable throughout, this fine home must be viewed to fully appreciate its unique character. The ground floor offers a welcoming entrance hall with period detailing, cloakroom, and a versatile bedroom with attractive décor and original features. A useful utility room sits nearby, while the cosy family room showcases exposed beams and other original touches. The spacious living room features period-style windows and UPVC double doors opening onto the fabulous landscaped rear garden. From here, a hidden doorway reveals a private suite comprising a walk-in wardrobe, double bedroom, and a luxurious en suite shower room, all enhanced with period-style accents. The stylish kitchen/dining room combines a wealth of storage and worktop space with period charm, including rustic exposed beams and a traditional fireplace surround. This flows into an open-plan snug with doors opening to both the side and rear gardens, creating a wonderful indoor–outdoor feel.

Upstairs, the first-floor landing retains original character and leads to three double bedrooms, each with its own period features such as cast-iron fireplaces or exposed timberwork. One bedroom enjoys a modern en suite shower room, while the others are served by a stunning four-piece family bathroom with roll-top bath and walk-in shower. Two bedrooms also feature built-in wardrobes for added practicality.

Externally, the property boasts a fully enclosed rear garden, mainly laid to lawn with mature shrubs and plants to the borders, complemented by patio seating areas. Two outbuildings offer excellent versatility – one ideal for a games room or home office. Gated side access leads to the front, where there is driveway parking and a landscaped frontage.

This exceptional home, brimming with charm and period features in almost every room, is a real credit to the current owners and must be viewed to be fully appreciated.

Please contact sole selling agents Sansome & George for more information or to arrange a viewing appointment at your earliest convenience.

Reading Borough Council - Band E



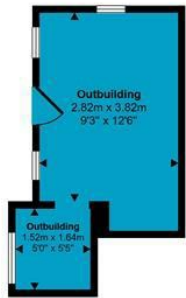
Approx Gross Internal Area
247 sq m / 2663 sq ft



Ground Floor
Approx 156 sq m / 1682 sq ft



First Floor
Approx 73 sq m / 790 sq ft



Outbuilding 1
Approx 14 sq m / 156 sq ft



Outbuilding 2
Approx 3 sq m / 34 sq ft

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	75

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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