



# 119 Long Lane • Tilehurst • Berkshire

A spacious, modern and light 5 bedroom, 4 bathroom detached property in a highly sought after location.

Walking distance to schools • Tilehurst station 1.5 miles • Reading 4.5 miles • M4 (Jn12) 3 miles  
(all distances/timings approximate)

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2,733 sq ft / 254 m<sup>2</sup>  
(all measurements are approximate)

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Your attention is drawn to the important notice on page 7





A deceptively spacious, 5-bedroom detached house, situated in a very sought-after location, close to schools and Sulham woods.

Featuring a beautiful and very spacious kitchen/dining room overlooking the large rear gardens, with bi-fold doors opening onto the rear terrace. With bedrooms and bathrooms on both floors, this property offers spacious and flexible family accommodation.

Modernised and extended in recent years, this is a highly energy efficient property with an EPC rating Band C .

### Special features:

- Fantastic, spacious, and well-fitted kitchen/dining room with vaulted ceiling and Velux windows, picture windows and bi-fold doors, flooding this area with light and views to the garden
- Kitchen is fully fitted with a large cooking range, fitted fridge and freezer, white granite worksurfaces, large preparation island and plenty of room for a large kitchen table
- The sitting room has bi-fold doors opening onto the rear terrace
- Utility room with gas boiler and plumbing for washing machine and condenser tumble dryer



- There are 3 bedrooms on the ground floor, one of which has an ensuite, and there is large family bathroom with separate walk-in shower and bath
- Any of the ground floor bedrooms could be used as a study/play room
- On the first floor there are two very large bedrooms, one of which has a Juliet balcony overlooking the rear garden, and both have en suites
- All the bathrooms are very modern and high specification
- The property has lots of fitted wardrobes and storage space

**Summary of accommodation:** Reception lobby, reception hall, kitchen/dining room, sitting room, play room/gym, 3 ground floor bedrooms/study, family bathroom, ensuite shower room, utility room. First floor has 2 large bedrooms and 2 ensuite bathrooms, plus storage.

**Gardens:** Good sized rear garden, mainly laid to lawn, high hedges ensure privacy, large stone terrace accessed from the kitchen/dining room and sitting room, and separate decking area for dining. Large shed. Front garden has high hedges and fencing giving privacy, access down the side to the rear, lots of off-road parking secured with a 5-bar gate.

**Local facilities:** Tilehurst train station offers fast connections to London Paddington, and is just 1 stop to Reading station. There is an excellent Waitrose nearby, and Pangbourne has a wonderful village centre with many award



winning, independent shops, health centre, dentists, hairdressers, excellent restaurants and riverside pubs.

**Schools:** There are excellent schooling facilities in the area to include; Denefield & Little Heath secondary schools, Long Lane & Downsway Primary schools. Within easy driving distance are; Pangbourne College, Bradfield College, St Andrew's Preparatory, The Oratory, Cranford House, Queen Anne's, Moulsoford Preparatory, Reading School, The Abbey and Kendrick.

**EPC Rating:** C

**Local Authority & Council Tax Band:** West Berkshire, Band G

**Post Code:** RG31 6YW

**What3words:** wacky.square.couches

**Directions:** From the direction of Pangbourne on the A329, Reading Road, upon entering Purley turn right at the traffic lights, into Long Lane. Proceed along this road, passing Long Lane Primary School and just before Denefield School, 119 will be found on your left.



**Tenure:** Freehold.

**Note.** Library photos of some rooms and the exterior have been used.

**Some material information to note:**

Mains gas; gas fired boiler

Megaflo

Mains water, electrics, and drainage

The property has driveway parking

Accessibility; step free access from the street to the inside of the property

High speed broadband connected FTTC

Mobile signal is dependent on provider. Please refer to signalchecker.co.uk

This is a low-risk flood area

Property construction is brick/block and render

It is not located within a conservation area

It is not a listed building

There are no Tree Preservation Orders

We are not aware of any planning permissions in place which would negatively affect the property

For details of any restrictive covenants please contact the selling agent

**Fixtures and fittings:** Only those mentioned in these sales particulars are included in the sale.





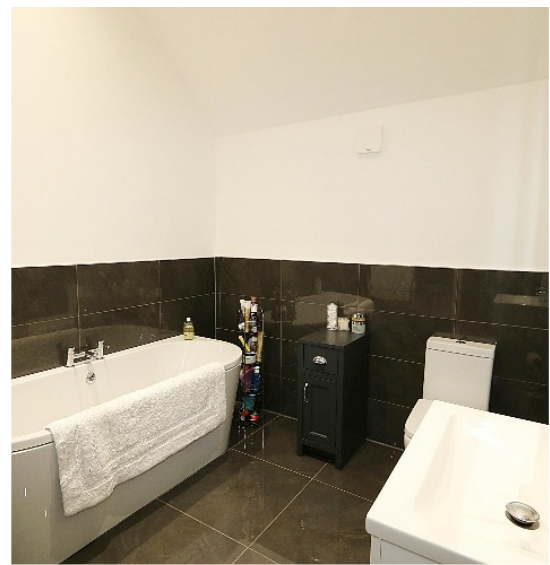
Bedroom 1 with en suite and dressing room



Bedroom 2 with en suite



Bedroom 3 with en suite





Viewing by arrangement with vendor's agent;  
Dudley Singleton & Daughter

No. 1 Station Road, Pangbourne, Berkshire, RG8 7AN

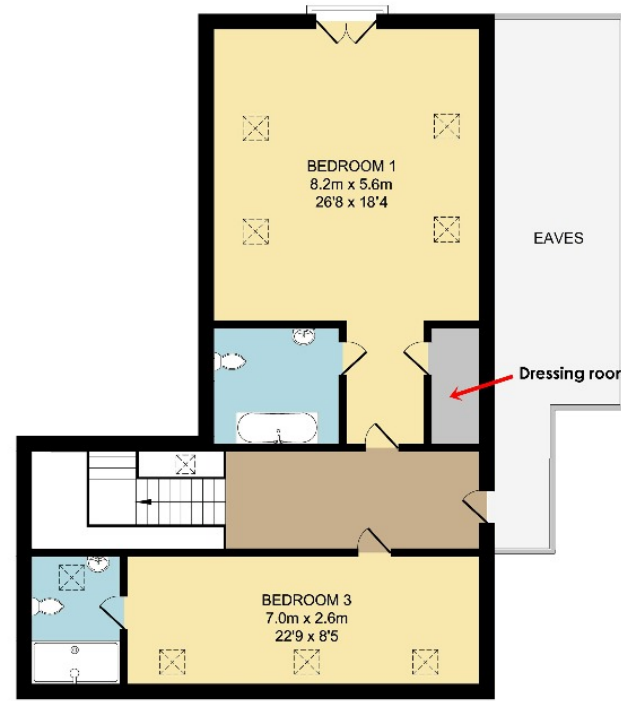
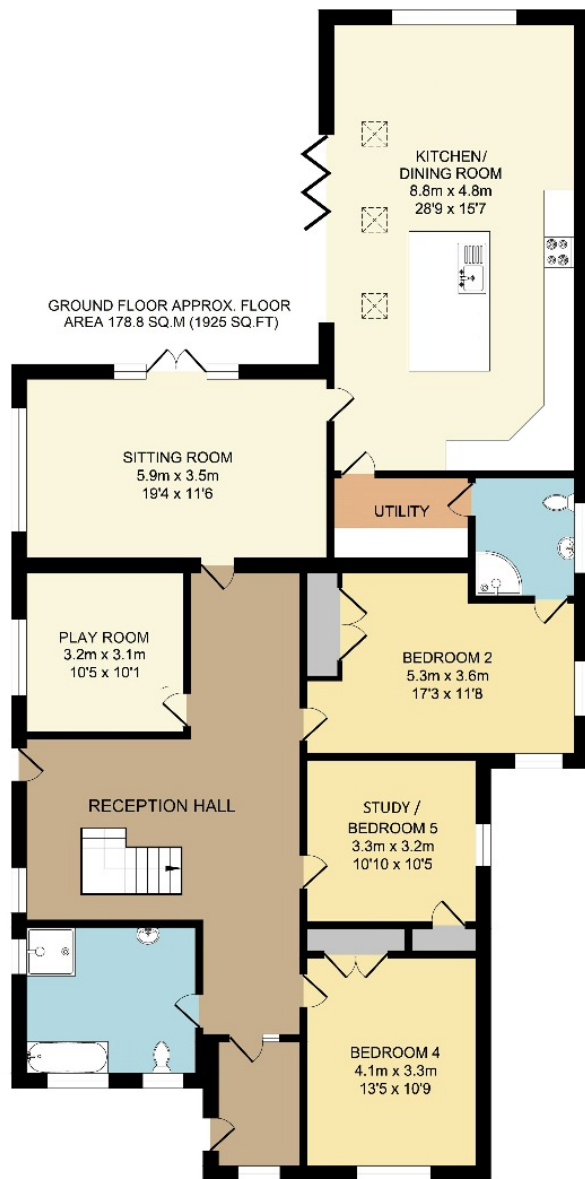
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Websites: [singletonanddaughter.co.uk](http://singletonanddaughter.co.uk)  
[rightmove.co.uk](http://rightmove.co.uk) [mayfairoffice.co.uk](http://mayfairoffice.co.uk)

London Office: 41-43 Maddox Street  
Mayfair, London, W1S 2PD

TOTAL APPROX. FLOOR AREA 253.9 SQ.M. (2733 SQ.FT.)  
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. [www.singletonanddaughter.co.uk](http://www.singletonanddaughter.co.uk)



FIRST FLOOR APPROX. FLOOR AREA 75.1 SQ.M. (808 SQ.FT.)



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1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers, and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. We relied upon our own brief inspection and information supplied to us by the vendors. (i) The description, including photographs of the property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Prospective purchasers are strongly advised to check measurements. The position of bathroom fittings as shown on the plan is indicative only – sizes, shapes and the exact locations may differ. Wall thickness, together with window and door sizes are approximate only and window and door openings are shown without frame details. (iv) Photographs are not necessarily comprehensive or current and no assumption should be made that any contents shown in them are included in the sale. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: 3. No person in the employment of Dudley Singleton & Daughter has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. **FIXTURES AND FITTINGS:** The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or surveyor.





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