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**5 Orchard Close, Tilehurst, Tilehurst, Berkshire, RG31 6YS**  
**Offers In Excess Of £800,000 Freehold**

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Residential Sales & Lettings

- 5 Bedroom Arts & Crafts Character Detached Home
- Dual Aspect Living Room With Open Fire
- Modern Kitchen with Miele and Neff appliances
- Ground Floor Bedroom & Shower Room
- Detached Garage & Ample Driveway Parking

- No Onward Chain
- Separate Dual Aspect Dining Room
- Spacious Family Room Offering Annexe Potential
- First Floor Study/Bedroom 5
- Generously Sized Rear Garden

A spacious and immaculately presented 4/5 bedroom extended Arts & Crafts character detached family home located in a sought after residential area off Long Lane. Bordering the village of Purley-on-Thames, this fine Arts & Crafts character home is positioned close to reputable schools, frequent bus services, local sports and social club with excellent recreational facilities and community barn. Miles of open countryside in nearby Sulham and Thames riverside path. With close proximity to Pangbourne village - hosting a wealth of amenities, Waitrose supermarket along with the Tilehurst railway station with links to Central London and Oxford are all easily accessible.

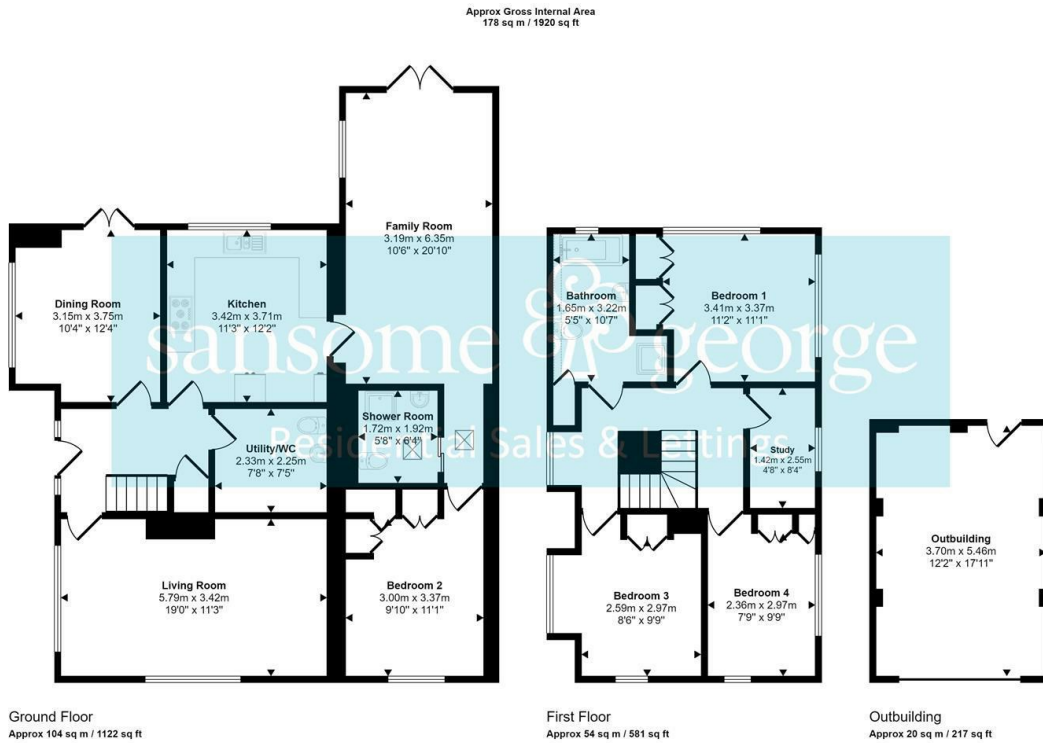
Versatile and flexible accommodation comprises entrance hall, ground floor WC/utility room, dual aspect living room featuring original Herringbone flooring and separate dining room, modern re-fitted kitchen leading to a good sized family room, ground floor shower room and double bedroom (offering Annexe potential). The first floor offers three dual aspect double bedrooms all boasting bespoke fitted Wardrobes, study/bedroom 5 and spacious re-fitted four piece bathroom.

The property features gas radiator central heating, high quality triple glazed windows and further benefits by having no onward chain.

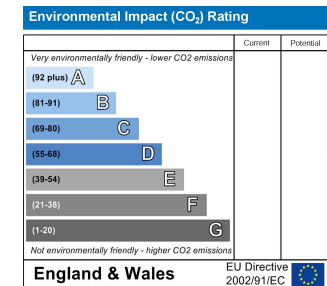
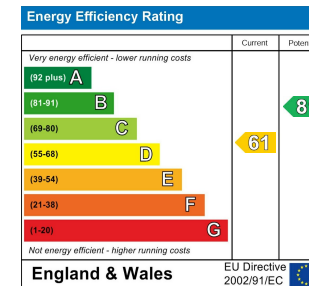
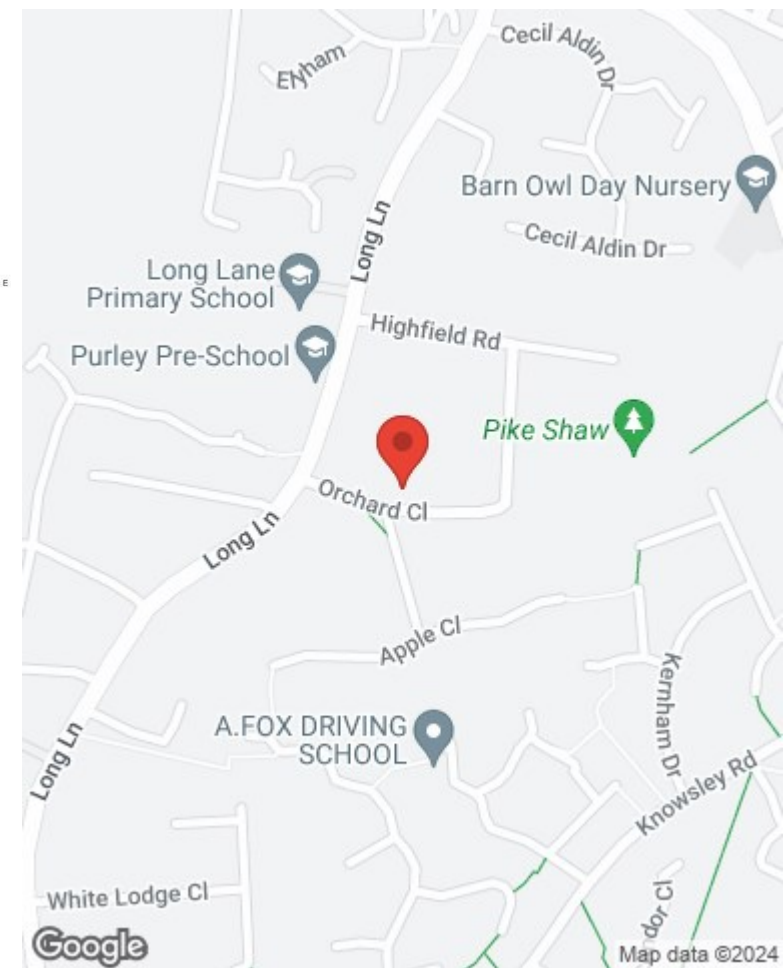
To the front there is ample driveway parking with a 12 x 18ft detached garage featuring an electrically operated door and gated side access leads to a generous 90' x 55' max. (27m x 17m max.) rear garden stocked with various flowers, shrubs and trees.

West Berkshire Council - Band F



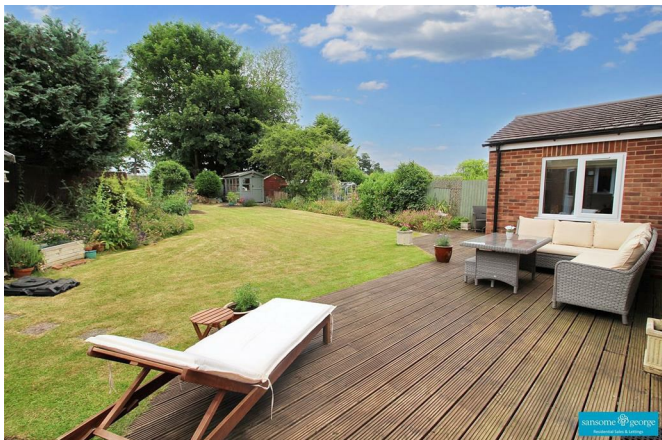


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



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