



sansome  george

**2 Farm Drive, Tilehurst, Reading, Berkshire, RG31 4EU**  
**Guide Price £750,000 Freehold**

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Residential Sales & Lettings



- Substantial Detached House with 5 Bedrooms Plus Annexe
- Convenient & Well Regarded Cul-De-Sac Location
- 1979 sq. ft. (184 sq. m.) Of Versatile Accommodation
- 2 Separate Reception Rooms Plus Conservatory
- En-suite Shower To Bedroom 1 & Modern Family Bathroom

- Sizable South Westerly Aspect Rear Garden Backing Onto Fields
- Sought After Primary & Secondary School Catchments
- Entrance Hall with Cloakroom
- 22' Kitchen/Breakfast Room Plus Utility Room
- Ample Block Paved Driveway

A substantial extended detached property with sizable south westerly aspect rear garden backing onto open fields. Situated in a well regarded cul-de-sac on the western fringes of Tilehurst, this versatile home is conveniently located within desirable primary and secondary school catchments as well as being within yards of playing fields and miles of open countryside and woodland. Regular bus services into Tilehurst Village (1.2 miles) and onto Reading Town Centre (4.4 miles) are minutes walk away and offer a wealth of amenities plus junction 12 of the M4 motorway and Calcot Retail Park with supermarket, 24 hour Gym and Ikea is a simple commute of 2.6 miles by car via the A4 Bath Road or a 1 mile walk via the nearby Pincents Lane.

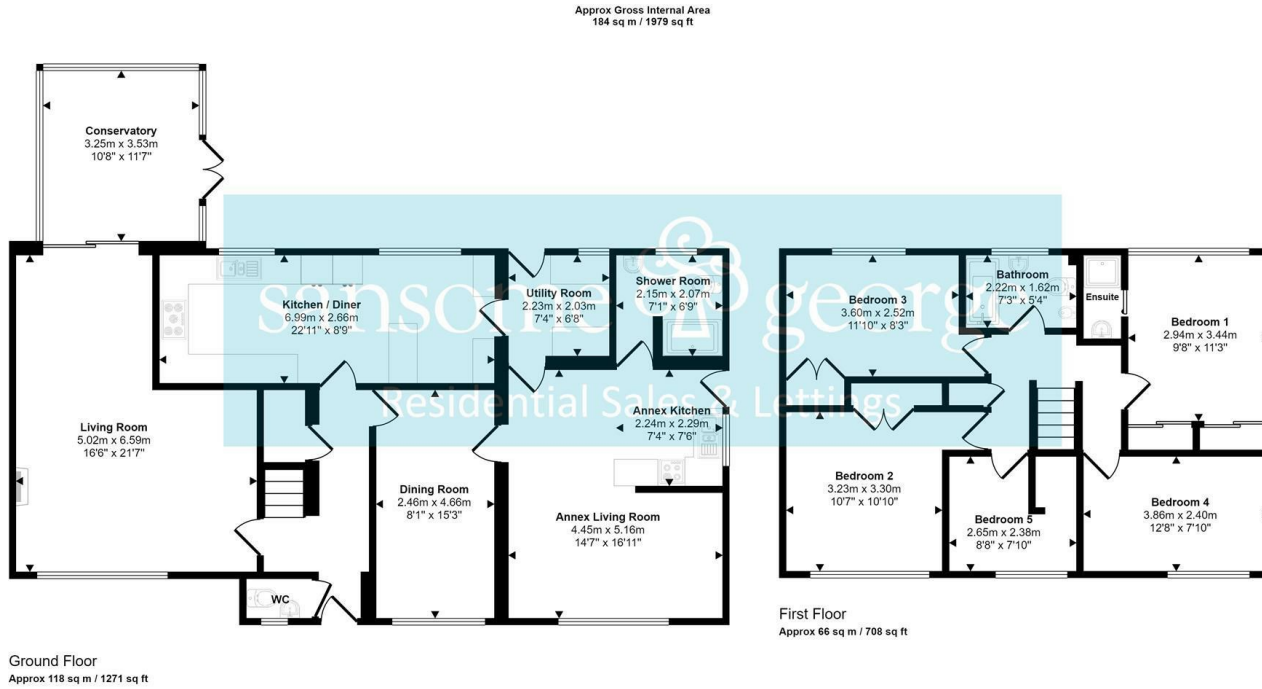
Having been beautifully maintained by the present owners of 33 years, the property offers versatile accommodation of great proportions throughout with the present configuration providing 1 bedroom annexe accommodation alongside the 5 bedrooms of the main house. Greeted by a lawned frontage with ample block paved driveway providing parking for several vehicles, the front door opens to the entrance hall where stairs rise to the first floor landing and doors open to cloakroom, two reception rooms and the kitchen/breakfast room. The dual aspect 21' L-shaped living room has rear aspect Patio doors opening to conservatory with French doors to the rear garden while the separate front aspect dining room has a door opening the annexe living room with fitted kitchenette and side aspect door to garden. Doors lead to a modern rear aspect shower room and separate utility room also with doors to the garden and the kitchen. The 22' kitchen/breakfast room is well appointed and includes integrated gas hob, double oven, fridge and freezer. On the first floor, the landing services five separate well proportioned bedrooms and a fully tiled family bathroom with white suite including shower over bath. Bedrooms 1, 2 and 3 all features built in wardrobes while bedroom 1 also benefits from an en-suite shower with basin.

Outside, to the rear of the property, the expansive rear garden is another superb notable feature of this outstanding home. Abutting open fields behind and enclosed by established hedging and wooden fencing with 2 sheds to one side under established cherry tree and gated access to the front, the rear garden is mainly lawned with paved patio area and an additional seating area with decorative aggregate and pergola over.

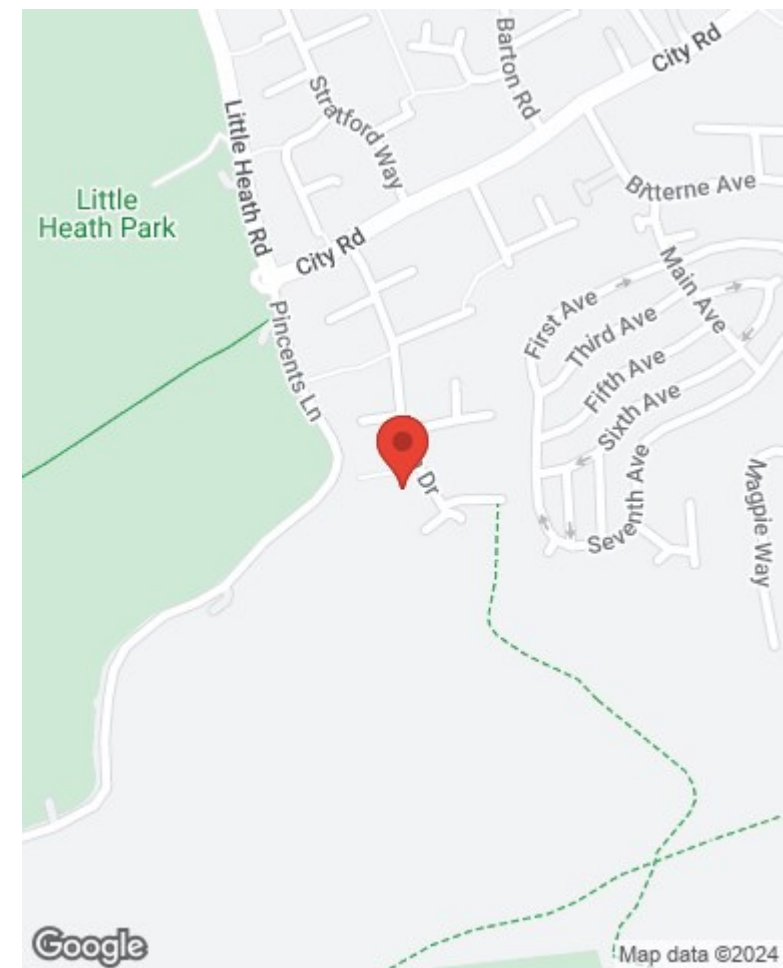
For more information on this fantastic home or to arrange a viewing appointment at your earliest convenience please contact Sansome & George Estate Agents.

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	68	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN  
0118 942 1500 - [reading@sansome-george.com](mailto:reading@sansome-george.com)