



**4 Horsecroft Way, Tilehurst, Reading, Berkshire, RG31 6XW**  
**Guide Price £850,000 Freehold**

**sansome & george**  
Residential Sales & Lettings



- Executive 5 Bedroom Detached Home
- Modern Fitted Kitchen/Diner & Utility Room
- Ground Floor Study & Cloakroom
- 4 Piece Family Bathroom
- Double Detached Garage
- Located In Cul-De-Sac
- Living Room & Dining Room
- 2 En-Suite Shower Rooms To Bedroom 1&2
- Landscaped Rear Garden
- Ample Driveway Parking

An impressive 5-bedroom detached family home, nestled in a highly sought-after cul-de-sac off Long Lane. Located on the western edge of Tilehurst, this fine property borders Purley-on-Thames and is just moments from the scenic countryside of Sulham. The local Sports and Social Club, offering fantastic recreational facilities including tennis, cricket, football, and a community barn, is nearby, as are highly regarded schools. Pangbourne village, with its charming shops and independent businesses, is within easy reach, as is Tilehurst railway station with direct links to central London. Regular bus services also add to the convenience.

Built by David Wilson Homes in 2007, this spacious home features a grand entrance hall with an impressive staircase leading to the first floor. The downstairs accommodation includes a study, cloakroom, front-facing dining room, and a generous rear-aspect living room. The modern kitchen/diner, fitted with integrated appliances, opens onto the rear garden via double doors. A utility room with a UPVC door offers convenient side access to the rear garden. Upstairs, the large, impressively spacious landing provides a sense of grandeur, leading to five well proportioned bedrooms, two of which have en-suite shower rooms. A family bathroom with a four-piece suite and shower cubicle serves the remaining bedrooms. Additional features include gas radiator central heating, UPVC double glazing, and a security alarm system.

To the rear is a fully enclosed landscaped, fully enclosed garden, mainly laid to lawn with a full width patio area. Gated side access leads to the front, where there is ample driveway parking and access to a double garage with light and power.

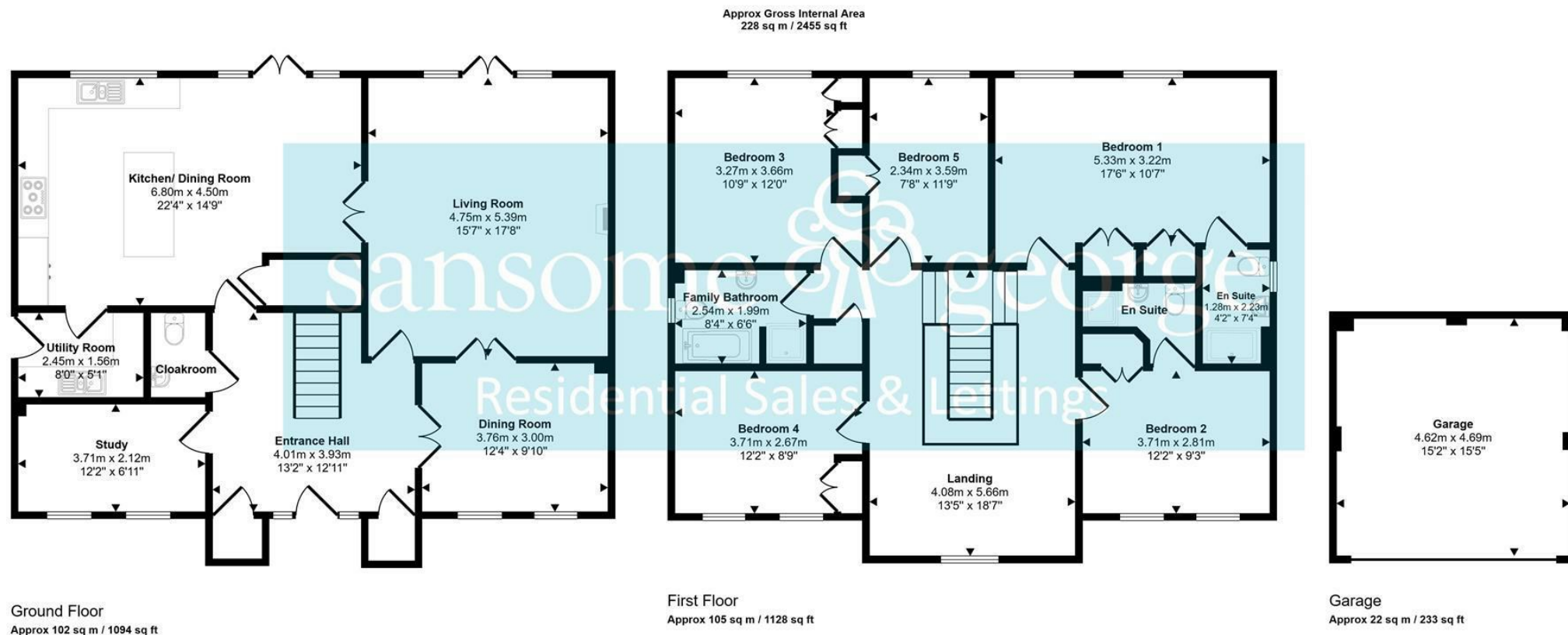
The property is ideally positioned just moments from the picturesque countryside of Sulham. This home must be viewed to fully appreciate its scale, quality, and location.

Please contact Sansome & George Estate Agents to discuss this property in more detail or to schedule a viewing appointment at your earliest convenience.

Development annual service charge £330.86 approx.. - Payable to First Port Property Services.

West Berkshire Council - Band G





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.



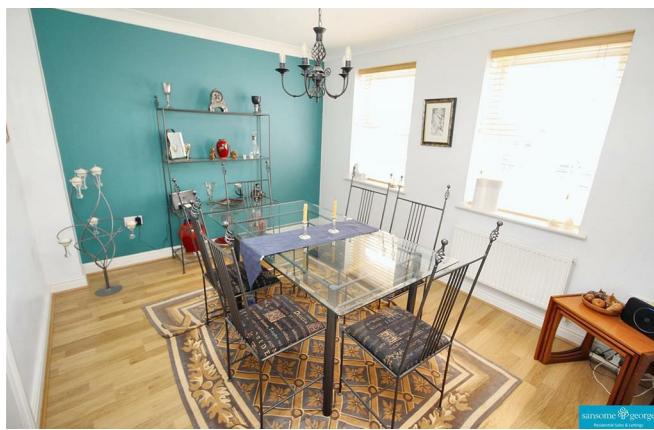
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	84

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			
England & Wales		EU Directive 2002/91/EC	

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