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5 Copse Close, Tilehurst, Reading, RG31 6RH
Offers In The Region Of £725,000 Freehold

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Residential Sales & Lettings

- Rarely Available Detached Property
- Located In An Exclusive Cul-De-Sac Of Just 9 Houses
- 1830 Sq. Ft. (170 Sq. M.) Of Accommodation
- Kitchen/Breakfast Room
- Surrounded By Established Garden Plus Patio Area
- No 'Onward Chain' Complications
- Opportunity To Improve, Re-Model And Extend (Subject To Consents)
- 3 Reception Rooms
- 5 Bedrooms, 2 Bathrooms (1 En-suite)
- Double Garage Plus Ample Driveway Parking

A rare opportunity to acquire one of just nine detached properties situated in a 'tucked away' and exclusive cul-de-sac on the fringes of Tilehurst and within 1 mile of Tilehurst Train Station (Reading, Oxford, London Paddington) yet within close proximity of open countryside and a beautiful stretch of The River Thames in the neighbouring village of Purley-on-Thames. Other local amenities include local shops and convenience stores, Waitrose Supermarket plus Gyms, Pubs and Cafes as well popular primary and secondary schools. Reading Town Centre is circa 4 miles to the east and Junction 12 of the M4 Motorway is a simple commute via Calcot with Retail Park or via the village of Pangbourne which is approximately 3 miles to the east.

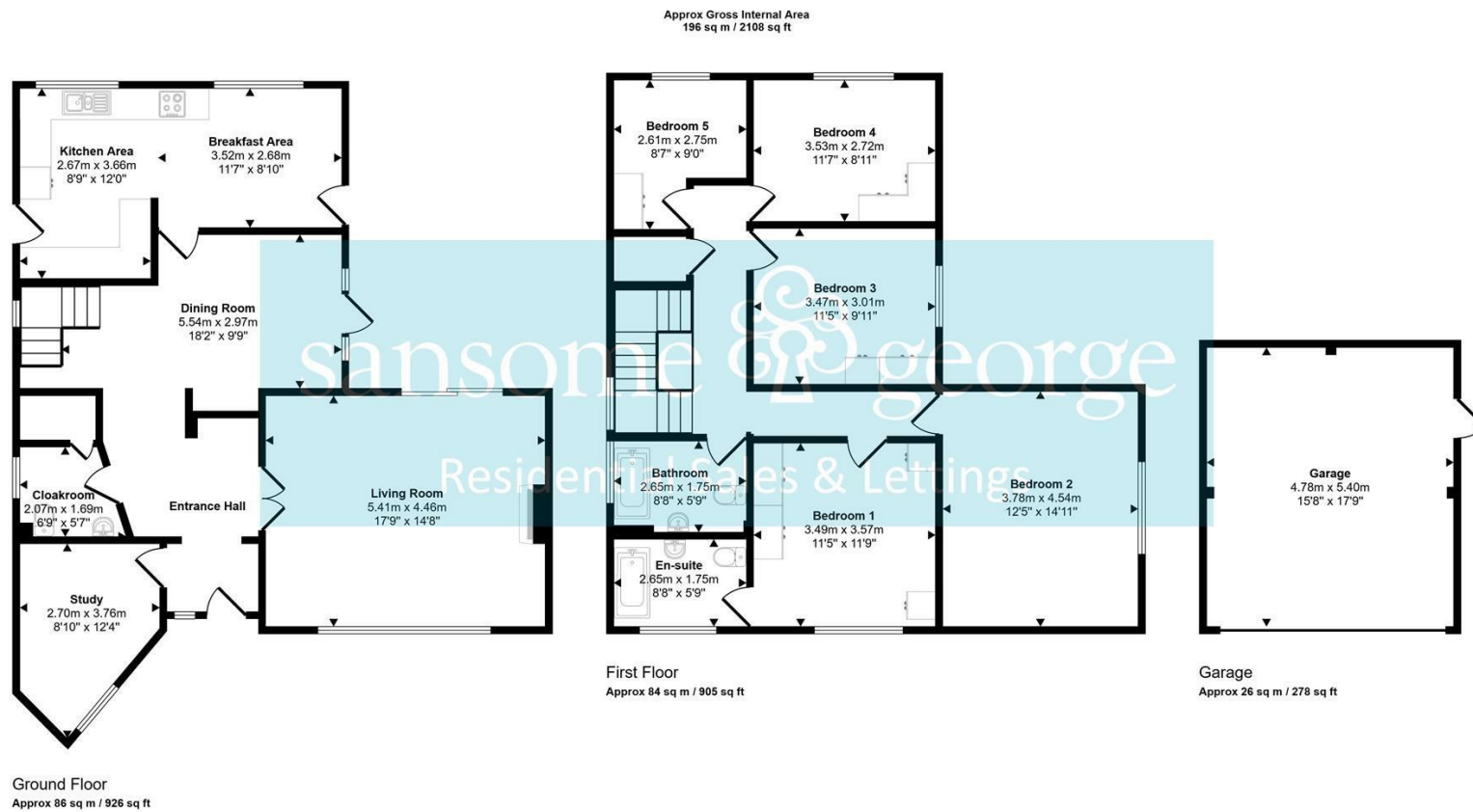
Complemented by ample driveway providing parking for numerous vehicles, access to the double garage and gate leading to the rear garden, there is a covered open porch over the front door. The central entrance hall interlinks the reception rooms which comprise of front aspect study, dual aspect living room with feature fireplace and patio doors and open to a dining area also with patio doors. The 18' triple aspect kitchen/breakfast room features doors front and rear and a large feature bay window. On the first floor, an L-shaped landing services 5 well proportioned bedrooms (all with fitted wardrobes) and a fully tiled bathroom. Bedroom 1 also benefits from an en-suite bathroom.

Outside, an established enclosed garden sweeps around the rear of the property and is laid mainly to lawn with planted shrubs and bushes as well as a shed and a green house. Continuing to the front of the property, a paved patio area with raised flower shrub beds sites behind brick wall with patio doors opening to the living room and dining room and a courtesy door to the kitchen.

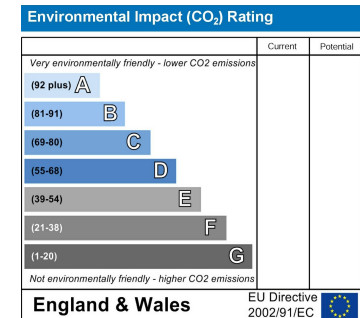
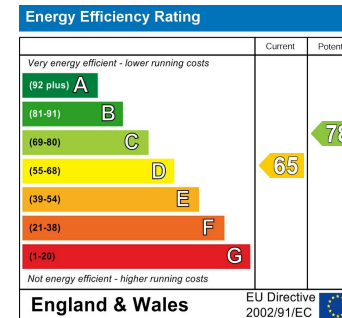
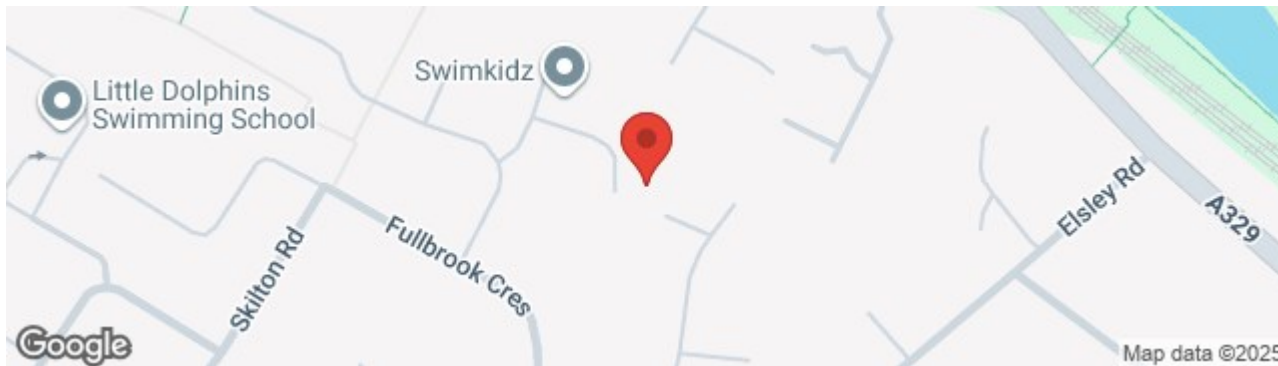
With properties in the area infrequently coming to the market, and with the added advantage to offer scope for personalisation, improvement, redesign, remodel and extension (subject to necessary consents) this highly sought after home offers an opportunity not to be missed. Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

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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