



**9 Blackthorn Close, Tilehurst, Reading, RG31 6ZY**  
**£800,000 Freehold**

**sansome & george**  
Residential Sales & Lettings



- Five Bedroom Detached Home
  - Sought-After Tilehurst Location
  - Two En-Suite Bathrooms
  - Double Garage And Ample Parking
  - Easy Access To Station And Town
- Built By David Wilson Homes
  - Walk To Sulham Woods & Countryside
  - Spacious Living And Dining Areas
  - Landscaped Gardens With Views
  - Approx. 2,155 Sq Ft Of Space

A Magnificent Five Bedroom Detached Residence Extending to 2,155 sq ft in a Sought-After Tilehurst Location. Nestled in a highly regarded cul-de-sac on the western fringes of Tilehurst, this impressive five-bedroom detached home, built by David Wilson Homes, offers exceptional living space extending to approximately 2,155 sq ft. The property enjoys a prime setting just moments from Sulham Woods and open countryside and falls within catchment for well-respected primary and secondary schools. Tilehurst Train Station, with direct services to Reading Mainline, Paddington, and Oxford, and Tilehurst Village are both within approximately 1.5 miles, with regular bus routes providing convenient access to Reading town centre, located just four miles to the east.

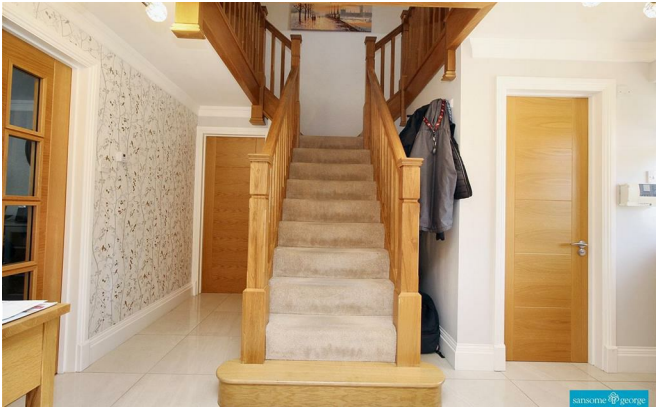
The spacious ground floor comprises a welcoming porch and entrance hall with stairs rising to the first floor. There is a generous living room featuring bi-folding doors that open onto the beautifully landscaped rear garden, along with a bay-fronted dining room perfect for entertaining. A modern cloakroom, a well-appointed kitchen/breakfast room offering ample storage and extensive work surfaces, and a separate utility room complete the ground floor accommodation.

On the first floor, the landing leads to five well-proportioned bedrooms. The main bedroom benefits from a walk-in wardrobe, a dressing area, and a fully tiled four-piece en-suite bathroom. The second bedroom also enjoys an en-suite shower room, while bedrooms three, four, and five are served by a stylish four-piece family bathroom.

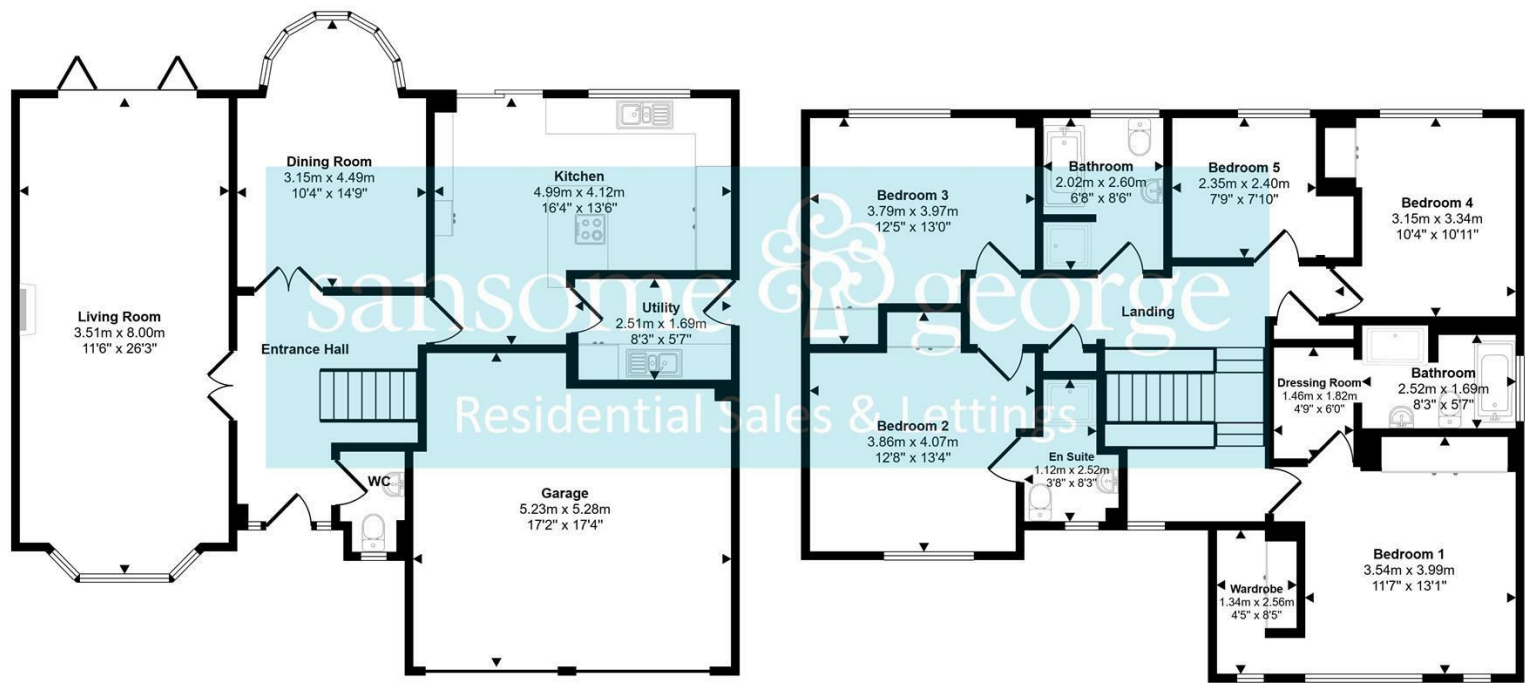
Outside, to the front of the property, a substantial driveway provides parking for multiple vehicles and access to a double integral garage with up-and-over doors, power, and lighting. The established rear garden is enclosed by panel fencing and offers secure gated side access. A large patio extends across the rear of the property, incorporating a gazebo area, with steps leading up to an expansive lawn bordered by mature flower and shrub beds. Thoughtful external lighting enhances the garden, creating an inviting space for outdoor entertaining. The property enjoys attractive views over neighbouring woodland and open fields.

This outstanding home must be viewed to be fully appreciated. For further information or to arrange a viewing, please contact Sansome & George Estate Agents at your earliest convenience.

Council Tax: West Berkshire Council – Band G



Approx Gross Internal Area  
200 sq m / 2155 sq ft



Ground Floor  
Approx 103 sq m / 1107 sq ft

First Floor  
Approx 97 sq m / 1048 sq ft

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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(61-91) 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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