



sansome & george

8 Edenhall Close, Tilehurst, Reading, RG31 6RR
Guide Price £725,000 Freehold

sansome & george
Residential Sales & Lettings

- Exclusive Leafy Cul-De-Sac
- Heavily Extended Detached home
- Stunning Open-Plan Kitchen/Living Space
- South-Easterly Private Rear Garden
- Utility Room & Integral Garage
- Only 0.3 Miles To Tilehurst Train Station
- 4 Spacious Bedrooms, 3 Bathrooms
- Dual Aspect Living Room + Separate Family Room
- Garden Office & Games Room With Storage
- Ample Driveway Parking For Several Vehicles

A rare opportunity to purchase this heavily extended detached home, peacefully set within an exclusive leafy cul-de-sac of just a handful of properties. Ideally located only 0.3 miles from Tilehurst Train Station, with direct services to London Paddington, Reading and Oxford, the property is also within easy walking distance of local shops, regular bus routes and well-regarded primary and secondary schools. The River Thames and miles of open countryside in nearby Purley-on-Thames provide a wealth of leisure opportunities, while Junction 12 of the M4 is just a 15-minute drive, making this home perfectly placed for both commuting and recreation.

The ground floor accommodation consists of a welcoming entrance hall with stairs rising to the first floor. From here, doors lead to all rooms including a useful shower room and a bright dual-aspect living room measuring 19' in length, with double doors opening into a fabulous 17' family room. This light and airy space flows seamlessly into a magnificent open-plan kitchen and living area, with the kitchen extending to 15' and the living/dining area an impressive 23'. The kitchen is well appointed with ample storage and generous worksurface space, creating a practical yet stylish heart to the home that opens directly onto the rear garden. A separate utility room provides additional storage and offers direct access to the garage. Upstairs, the landing leads to four well-proportioned bedrooms. The main bedroom benefits from a walk-in wardrobe which opens to a modern en suite shower room. The remaining bedrooms are all filled with natural light and are serviced by a spacious family bathroom with shower over bath.

The rear garden provides both privacy and tranquility, enjoying a south-easterly aspect and a high degree of seclusion. Beautifully established and well tended, it features a paved patio, lawn and mature flower and shrub borders. Environmentally conscious buyers will also appreciate the addition of solar panels, reducing running costs and enhancing energy efficiency. A superb garden office with light, power and air conditioning offers the ideal work-from-home solution, while a separate games room with adjoining storage, also benefitting from air conditioning that further enhances the versatility of this impressive outdoor space. Homes in this premium location are seldom available on the open market, combining space, convenience and exclusivity in equal measure.

To arrange a viewing or to discuss this property in more detail, please contact the vendors' sole selling agents, Sansome & George Residential Sales.

Reading Borough Council - Band E



Approx Gross Internal Area
226 sq m / 2429 sq ft

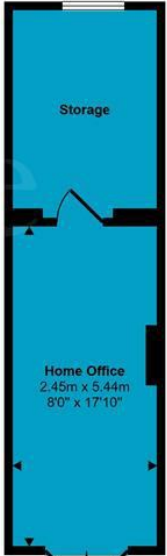


Ground Floor
Approx 118 sq m / 1272 sq ft

Denotes head height below 1.5m



First Floor
Approx 76 sq m / 821 sq ft

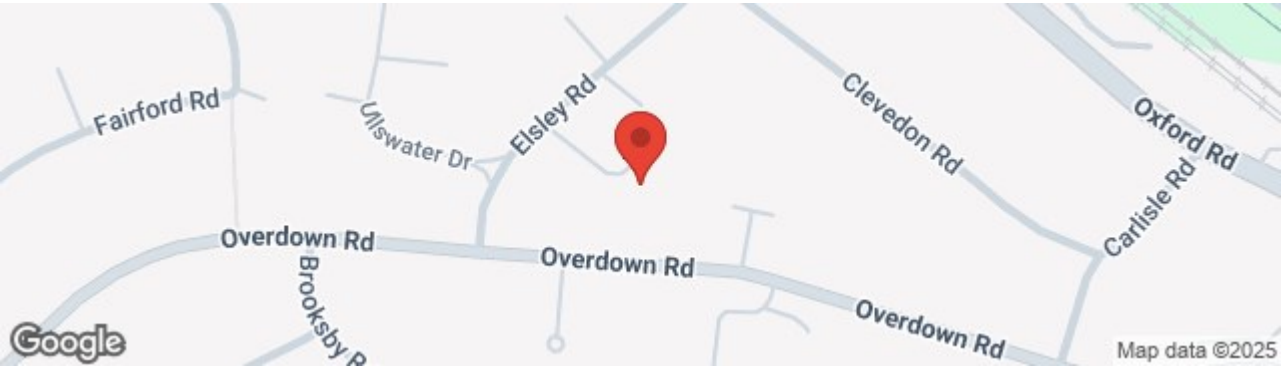


Outbuilding
Approx 23 sq m / 245 sq ft



Home Office
Approx 8 sq m / 91 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Misrepresentation and Misdescriptions Acts
Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that;- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com

sansome  george
Residential Sales & Lettings