



**14 Roebuck Rise, Tilehurst, Reading, Berkshire, RG31 6TP**  
**£750,000 Freehold**

**sansome & george**  
Residential Sales & Lettings

- 4 Bedroom Detached Home Close to Tilehurst Railway Station
- Living Room, Family Room & Study
- En Suite Shower & Family Bathroom
- UPVC Double Glazing
- Ample Driveway Parking

- Hall, Ground Floor WC & Utility
- Kitchen Breakfast Room & Conservatory
- Gas Radiator Central Heating
- Double Garage With Light & Power
- Secluded Rear Garden



An immaculate four bedroom detached family home built by TA Fisher in the mid 1990s and occupying an enviable position within a sought after cul-de-sac. This superb property is ideally located for commuters, with Tilehurst railway station providing direct links to London Paddington within easy reach. A range of local shops, reputable schools and regular bus services are also conveniently close by.

The property enjoys an excellent location between Tilehurst and Pangbourne villages, both of which offer a wide selection of amenities, restaurants and leisure facilities. For those who enjoy the outdoors, beautiful riverside walks and miles of open countryside in nearby Sulham are just a short distance away.

The well planned accommodation comprises an entrance hall, ground floor cloakroom, family room, study and a spacious living room with direct access onto the rear garden. There is also a utility room and an attractive kitchen breakfast room which opens into a conservatory overlooking the garden, creating an ideal space for both everyday family living and entertaining guests.

To the first floor are four generous bedrooms, including a principal bedroom with an ensuite shower room, together with a well presented family bathroom. Further benefits include gas fired radiator central heating and UPVC double glazed windows throughout.

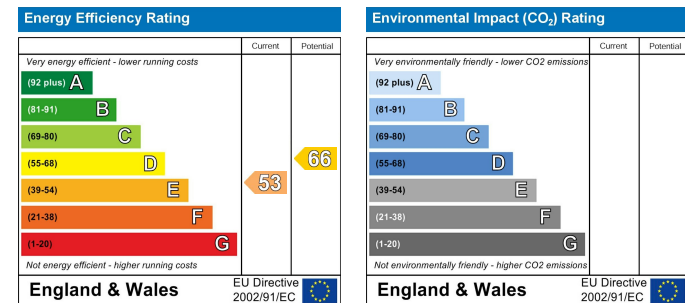
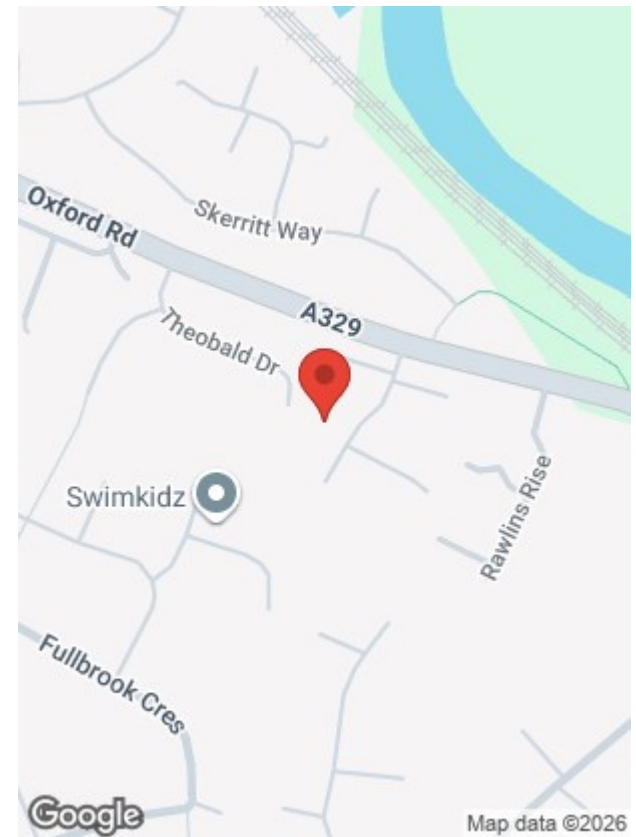
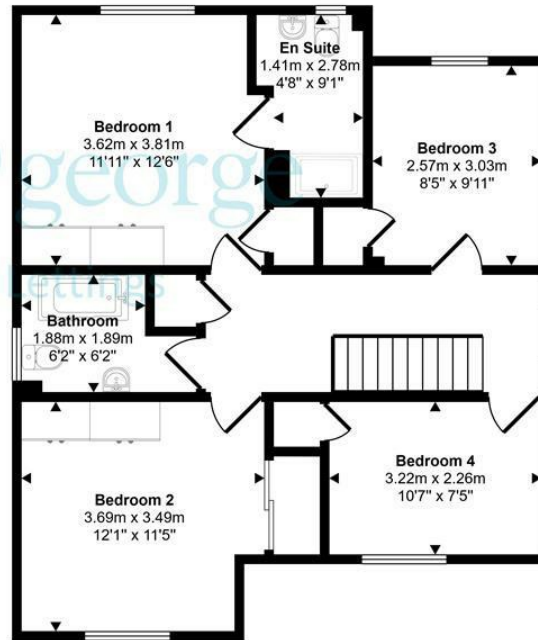
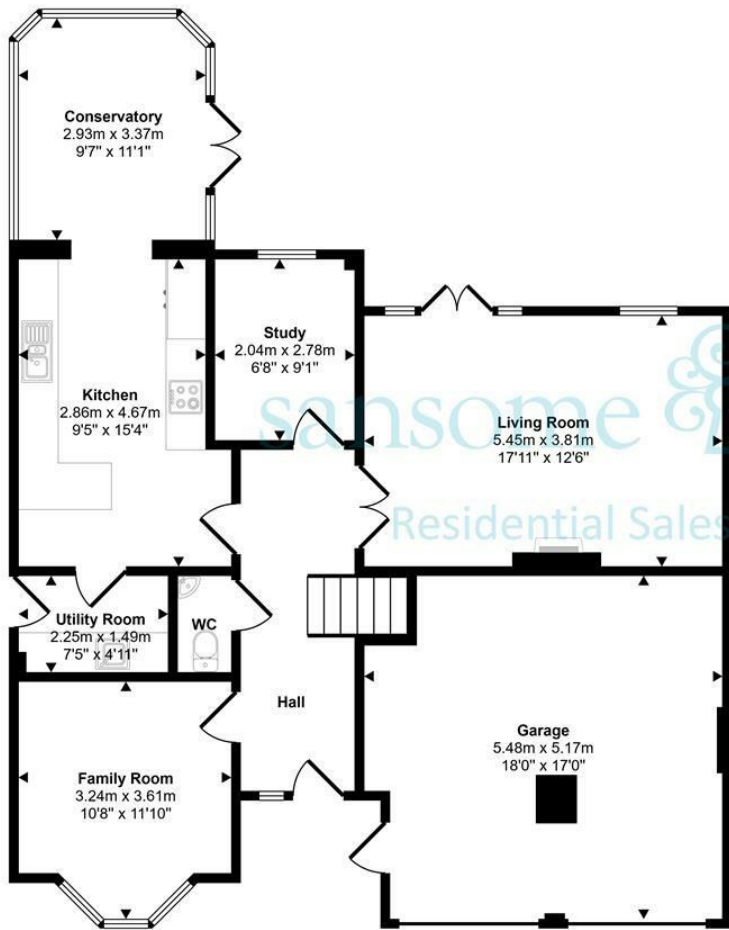
Externally, the property enjoys a secluded and fully enclosed rear garden, providing an excellent space for relaxation and outdoor entertaining. Side access leads to the front of the property, where there is a block paved driveway providing ample parking, a neatly maintained lawned garden and a detached double garage with light and power.

Presented in excellent condition throughout, this outstanding home offers spacious and versatile accommodation in a highly desirable residential setting, making it an ideal choice for growing families seeking both convenience and lifestyle.

Please contact Sansome & George Tilehurst office to arrange an appointment to view.  
Council Tax - Band G - West Berkshire



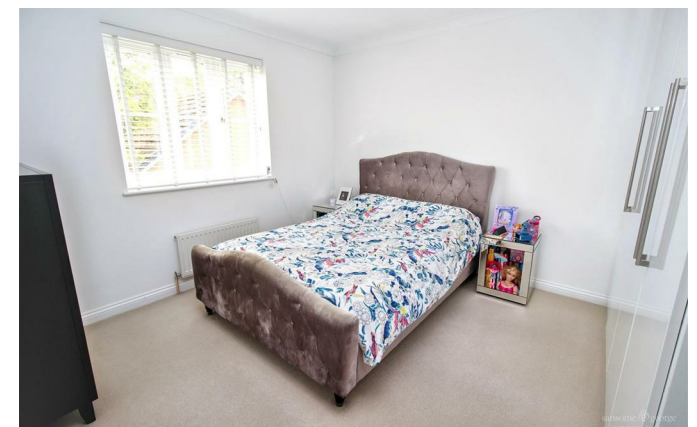
Approx Gross Internal Area  
174 sq m / 1873 sq ft



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.

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](mailto:reading@sansome-george.com)

sansome  george  
Residential Sales & Lettings