



40 Long Lane, Tilehurst, Reading, RG31 6YJ
£1,100,000 Freehold

- 4/5 Bedroom Detached 3 Storey Family Home
- Luxury Fitted Kitchen Dining & Utility
- Further Family Bathroom & 2 En Suites
- Newly Installed Boiler & Megaflow System
- Enclosed Rear Garden with Side Area & Exterior Studio/Office

- Bay Fronted Living Room
- Ground Floor Bedroom 5/Study With En Suite Shower
- Magnificent Principle Bedroom With Luxury En Suite Bathroom
- EV Charging Point, Electric Skylight Blinds & Alarm System
- Sizeable Frontage With Detached Double Garage & Gated Entrance

Set on the western fringes of Tilehurst, close to Sulham Woods, this impressive family home enjoys a semi-rural position with miles of open countryside and scenic riverside walks on the doorstep. Despite its tranquil setting, the property is conveniently located near local shops, highly regarded schools and excellent recreational facilities, including a community barn and sports and social club. Tilehurst railway station is within easy reach, offering direct services to London Paddington, while the vibrant village of Pangbourne, with its wealth of amenities, restaurants, and riverside attractions, is also readily accessible.

Arranged over three spacious and versatile floors, this fine home offers well-balanced accommodation ideal for modern family living. The ground floor features a generous welcoming hallway and a superb bay fronted living room filled with natural light. To the rear, the luxury fitted kitchen is a standout space, complete with a bespoke instant hot water tap, central island and bi-folding doors that open seamlessly onto the rear garden, perfect for both everyday living and entertaining. A ground floor bedroom or study is served by an en suite shower room, which can also be accessed via a spacious utility room, offering flexibility for guests, home working, or multi generational living.

The first floor comprises three well proportioned bedrooms, two of which benefit from en suite shower rooms, in addition to a contemporary family bathroom. Occupying the entire second floor is a magnificent principal bedroom suite, featuring a comprehensive range of fitted wardrobes and furniture, and a luxurious four piece contemporary en suite bathroom with high quality Italian tiling.

The property further benefits from gas central heating via radiators, UPVC double-glazed windows, and a security alarm system.

Externally, the home sits within a private and secluded plot in a prestigious location. The beautifully landscaped and fully enclosed rear garden includes an open plan covered entertaining area, with access to a side section leading to a modern, purpose built detached studio/office with power and lighting - ideal for home working, hobbies, or a gym. A further gate provides access to the front, where there is a large block paved driveway, a detached double garage with electric door and impressive electric entrance gates, complemented by an additional open garden area.

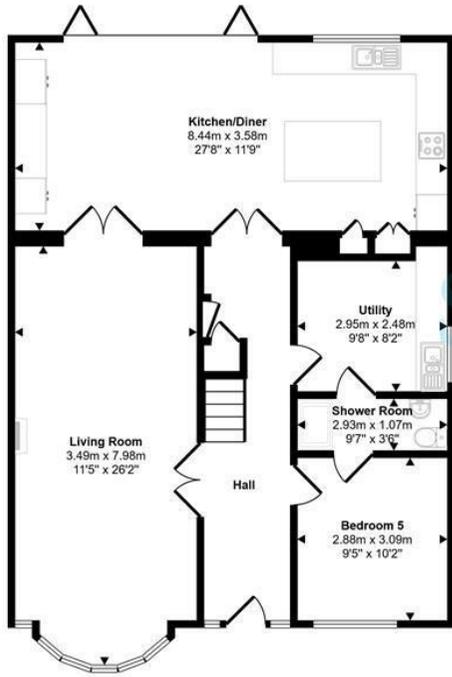
Overall, this is a rare opportunity to acquire a substantial, beautifully presented home combining luxury, space and privacy, all within easy reach of both countryside and excellent transport links.

Please contact Sansome & George Tilehurst office to arrange an appointment to view.

Council Tax Band - F - West Berkshire.

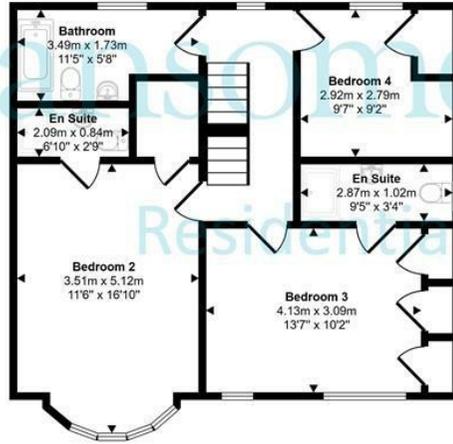


Approx Gross Internal Area
238 sq m / 2562 sq ft

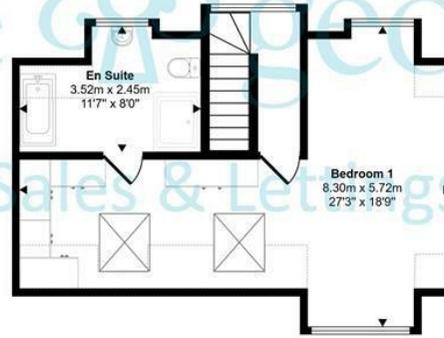


Ground Floor
Approx 94 sq m / 1017 sq ft

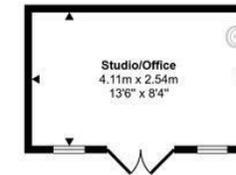
Denotes head height below 1.5m



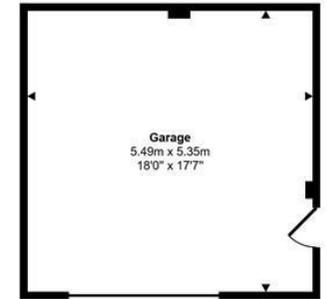
First Floor
Approx 62 sq m / 668 sq ft



Second Floor
Approx 42 sq m / 449 sq ft



Studio/Office
Approx 10 sq m / 112 sq ft



Garage
Approx 29 sq m / 316 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	69	74

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

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

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