



19A Long Lane, Tilehurst, Reading, RG31 6YQ
£1,000,000 Freehold

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Residential Sales & Lettings

- Versatile Accommodation - 5 to 7 Bedrooms
- Living Room, Family Room & Study
- UPVC Double Glazed Windows
- Low Energy Rating & Air Source Heat Pump Modern System
- Secluded Gardens To Side & Rear

- Ground Floor WC & Utility Room
- 5 First Floor Bedrooms, En Suite & Family Bathroom
- Long Private Driveway
- Underfloor Heating To Majority Of Ground Floor
- Garage With Generous Loft Storage & Electric Roller Door



Set in a highly sought after position on the western fringes of Tilehurst, neighbouring the desirable villages of Purley on Thames and Sulham, this exceptional home occupies a wonderfully secluded setting at the end of a long private driveway. Tucked away from passing traffic, the property immediately impresses with its sense of privacy, scale and versatility, offering generous accommodation that can be configured as five to seven bedrooms or, alternatively, five bedrooms complemented by up to five reception rooms to suit modern family living or multi-generational needs.

The location is superb, combining semi rural tranquillity with everyday convenience. Reputable schools, miles of open countryside, scenic riverside walks and the charm of Pangbourne village with its wide range of independent shops, cafés and amenities are all close at hand. Tilehurst railway station provides direct links to Reading and onward connections to central London, while the local community barn and sports and social club offer excellent recreational facilities nearby.

Internally, the property is thoughtfully arranged and beautifully proportioned. A welcoming hallway leads to a ground floor WC, a comfortable living room and a study, while the heart of the home is undoubtedly the magnificent open plan, fully fitted kitchen and dining space. Complete with a substantial central island, this area flows seamlessly into a family room, both enjoying direct access onto the rear garden and creating an ideal setting for entertaining and everyday living. A utility room adds practicality and two further reception rooms provide excellent flexibility, equally suited as additional living spaces, home offices or ground floor bedrooms if required.

A contemporary staircase rises to the first floor, where a spacious landing gives access to five well appointed bedrooms. The principal bedroom benefits from a generous four-piece en suite bathroom with separate shower, while the remaining bedrooms are served by a stylish family bathroom, ensuring comfort and convenience for all.

The home is fully double glazed and enjoys underfloor heating throughout most of the ground floor and bathrooms. Additional features include a comprehensive security alarm system, mains connected smoke alarms and an attached garage with light and power, an electric roller shutter door, direct access to the side garden and generous loft storage accessed via a drop-down ladder. Importantly, the property benefits from a low energy rating thanks to an air source heat pump, making it an efficient and future proofed home.

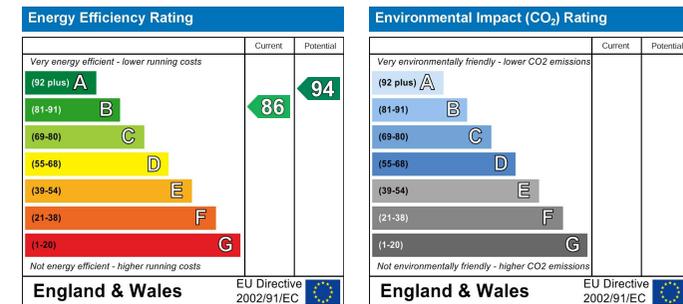
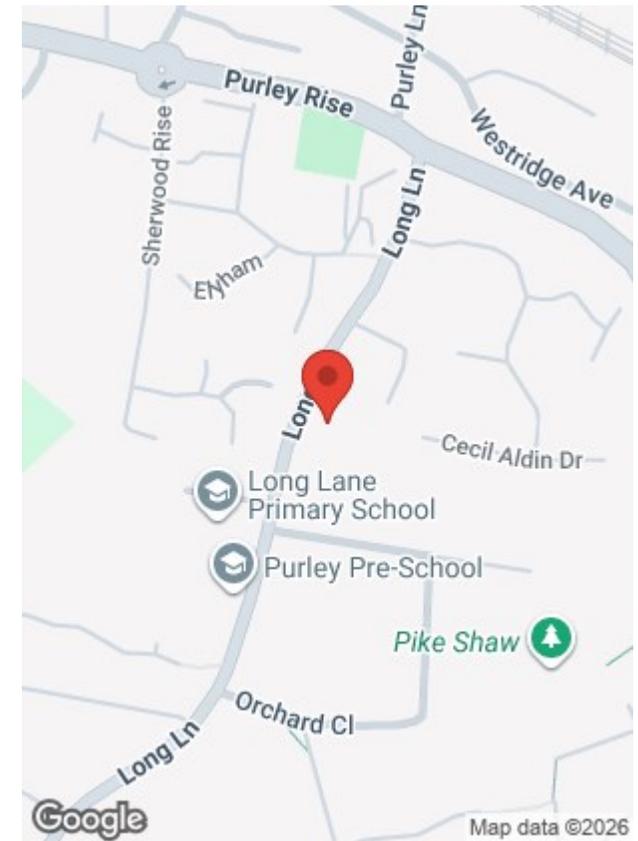
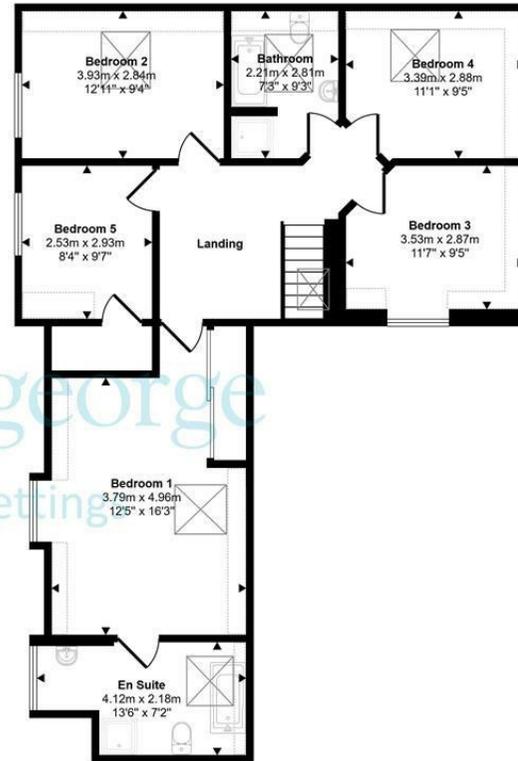
Outside, the rear garden is secluded, fully enclosed and of generous width, it is mainly laid to lawn with a patio area and pathway, along with two separate side sections, both with gated access. To the front, the long driveway provides ample parking for several vehicles, reinforcing the sense of space and exclusivity.

Please contact Sansome & George office to book an appointment to view.

Council Tax Band G – West Berkshire.

Personal Interest Declaration: Please note that this property is owned by a director of Sansome & George (Residential Sales) Limited.





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 Mede Snappy 360.

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