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62 Fairway Avenue, Tilehurst
£1,150,000



62 Fairway Avenue

Tilehurst, Reading

Substantial detached family home set within 0.41 acres on prestigious Fairway Avenue, backing directly onto the golf course. Offering over 3,000 sq ft of accommodation, including a self-contained annexe, beautifully landscaped gardens, sweeping in-and-out driveway and exceptional living space, this is a rare opportunity to acquire one of the area's most impressive family homes.

Council Tax band: F Tenure: Freehold

- Exceptional detached family home extending to approximately 3,071 sq ft
- Generous 0.41-acre plot backing directly onto the golf course
- Situated on one of Tilehurst's most sought-after residential roads
- Impressive self-contained annexe with its own entrance, as well as direct access from the main house, comprising of a own kitchen, bedroom and shower room
- Stunning kitchen/breakfast room with walk-in pantry and direct access to the annex
- Four well-proportioned bedrooms, including a principal suite with dressing room and en-suite
- Beautifully landscaped rear garden with mature willow tree and extensive entertaining space
- Sweeping in-and-out driveway providing extensive off-road parking
- Integral garage, study, utility room and excellent storage throughout
- A rare opportunity to acquire a substantial family home combining space, privacy and a highly desirable setting

Entrance Hall

A welcoming central hallway providing access to the principal reception rooms, cloakroom and staircase to the first floor. The spacious layout immediately creates a sense of scale and sets the tone for the rest of the home.

Cloakroom

Convenient ground floor cloakroom comprising WC and wash hand basin.

Living Room

20' 4" x 11' 8" (6.20m x 3.56m)

A generous dual aspect living room centred around a feature fireplace, offering an excellent space for both relaxing and entertaining. French doors provide direct access to the conservatory, with feature bow bay to the front flood the room with natural light.

Dining Room

10' 10" x 9' 8" (3.29m x 2.95m)

Positioned between the kitchen and conservatory, the dining room forms the heart of the home and offers an ideal setting for family meals and formal entertaining.

Conservatory

20' 8" x 10' 0" (6.30m x 3.05m)

A superb addition overlooking the rear garden. This bright and versatile space enjoys panoramic views of the grounds and provides an ideal spot to relax throughout the year.

Study

15' 5" x 10' 0" (4.70m x 3.05m)

A separate home office offering an ideal environment for remote working, study or hobbies. Positioned away from the main family areas, providing peace and privacy when required.

Kitchen Breakfast Room

22' 0" x 10' 9" (6.71m x 3.28m)

A beautifully appointed kitchen offering extensive



Kitchen Breakfast Room

22' 0" x 10' 9" (6.71m x 3.28m)

A beautifully appointed kitchen offering extensive worktop space, a comprehensive range of fitted units, excellent storage and a useful walk-in pantry. Designed with modern family living in mind, the kitchen enjoys a natural connection to both the dining room and rear garden, while a separate door provides direct access to the self-contained annex, creating a practical and flexible layout for multi-generational living.

Utility

Accessed from the study, a useful utility room with plumbing and space for washing machine and tumble dryer, helping to keep laundry and household appliances separate from the main kitchen. The room also offers additional storage potential.

Annex Entrance Hall

A private entrance hall giving the annex its own independent access, helping create a truly self-contained living space. The hall benefits from two built-in storage cupboards and provides access to the annex lounge, bedroom, kitchen and shower room, making it ideal for multi-generational living, guests or independent family members.

Annexe Lounge

14' 9" x 13' 1" (4.50m x 3.99m)

A spacious reception room forming part of the self-contained annex. Ideal for multi-generational living, visiting guests or independent family members. Doors giving direct access to garden and patio.

Annexe Bedroom

15' 0" x 7' 9" (4.58m x 2.36m)

A generous double bedroom benefitting from built in wardrobes and easy access to the annex shower room and living accommodation.

Annex Kitchen

10' 6" x 10' 4" (3.20m x 3.15m)

A well-equipped independent kitchen serving the annex accommodation, creating a truly self-contained living space.

Landing

A spacious landing providing access to all first floor accommodation and creating a bright and airy central hub. The landing also benefits from access to two loft spaces. One loft has been boarded and enhanced with Velux roof windows,



Landing

A spacious landing providing access to all first floor accommodation and creating a bright and airy central hub. The landing also benefits from access to two loft spaces. One loft has been boarded and enhanced with Velux roof windows, creating a useful additional area ideal for hobbies, storage, a games room or other recreational uses, subject to any necessary consents and regulations.

Bedroom 1

15' 4" x 10' 0" (4.67m x 3.05m)

An impressive principal suite enjoying views over the rear garden from the Juliet balcony. A superb retreat complete with walk-in wardrobe and private en-suite shower room.

Walk in Wardrobe

A dedicated dressing area providing excellent hanging and storage space.

En-Suite

A stylish en-suite serving the principal bedroom, fitted with contemporary sanitaryware.

Bedroom 2

15' 6" x 12' 2" (4.72m x 3.71m)

A substantial double bedroom enjoying excellent proportions and plenty of natural light. The room benefits from a range of built-in wardrobes, providing excellent storage, and further enjoys the convenience of direct access to a private en-suite shower room.

Guest En-Suite

A well-appointed en-suite shower room fitted with a contemporary suite comprising a walk-in shower, wash hand basin with vanity storage and WC. Finished in a modern style, the room provides both practicality and convenience for Bedroom Two.

Bedroom 3

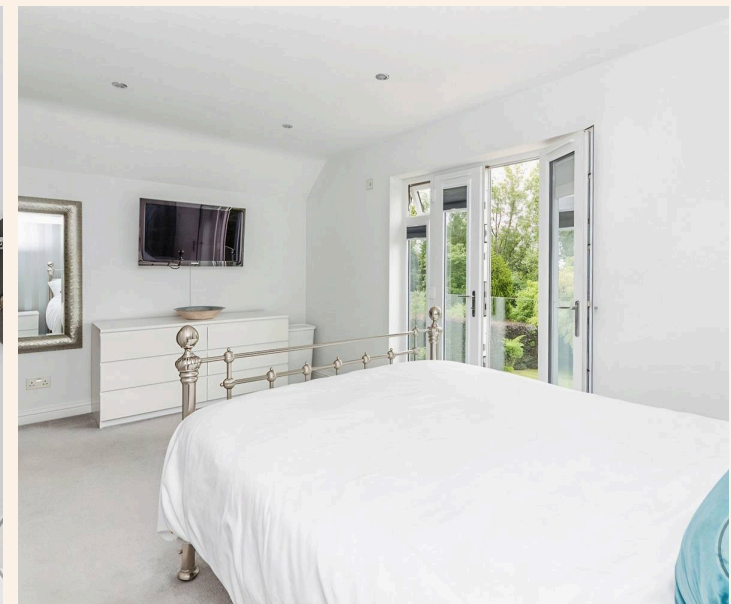
11' 7" x 10' 9" (3.53m x 3.28m)

A comfortable double bedroom overlooking the rear garden, with a range of built in wardrobes.

Bedroom 4

15' 3" x 9' 3" (4.65m x 2.82m)

A versatile bedroom ideal as a guest room, nursery or additional home office, with large built in wardrobes.



Bedroom 4

15' 3" x 9' 3" (4.65m x 2.82m)

A versatile bedroom ideal as a guest room, nursery or additional home office, with large built in wardrobes.

Bathroom

A well-appointed family bathroom serving the remaining bedrooms, fitted with both bath and separate shower facilities.

Double Garage

18' 2" x 16' 1" (5.54m x 4.89m)

A larger than average integral garage offering excellent storage, workshop potential or future conversion opportunities, subject to any necessary consents. personal door to side.





GARDEN

The rear garden is undoubtedly one of the property's standout features. Extending to approximately 0.41 acres and backing directly onto the golf course, it offers a wonderful sense of space, privacy and tranquillity that is rarely found. Beautifully landscaped and predominantly laid to lawn, the garden is framed by mature trees and established planting, with a magnificent willow tree providing a striking focal point. Designed to be enjoyed throughout the seasons, the extensive patio areas create the perfect setting for outdoor dining, entertaining and family gatherings, while the expansive lawn provides plenty of space for children to play. The open outlook across the golf course beyond further enhances the feeling of seclusion, creating a peaceful backdrop that can be appreciated from both the house and garden. Whether enjoying a morning coffee, hosting summer barbecues or simply unwinding at the end of the day, this exceptional outdoor space offers a lifestyle that is every bit as impressive as the accommodation itself.

FRONT GARDEN

Outside, the property is approached via a sweeping in-and-out driveway providing extensive parking for numerous vehicles and leading to the integral garage. The mature frontage creates an impressive first impression, setting the tone for what lies beyond.

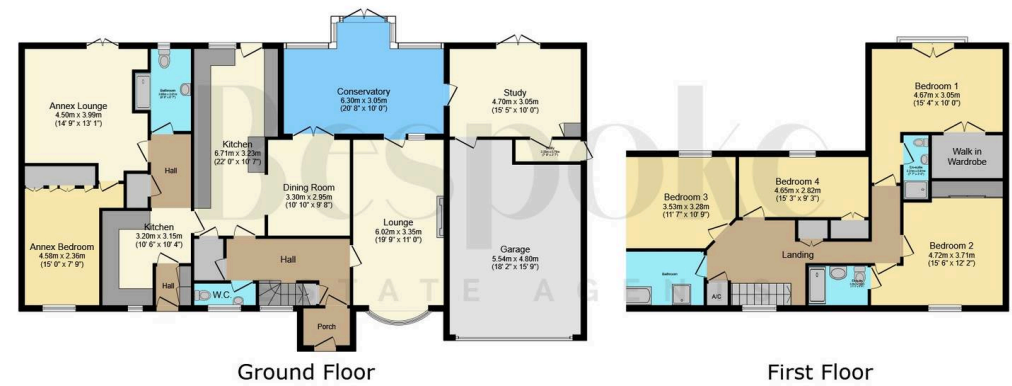
Driveway

10 Parking Spaces

Parking is provided via an impressive sweeping in-and-out driveway, creating a grand approach to the property while offering extensive off-road parking for numerous vehicles. The generous frontage makes it ideal for larger families, visiting guests or those requiring space for multiple cars, while the integral garage provides further parking, storage or workshop potential.







Total floor area: 285.3 sq.m. (3,071 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io