



sansome & george

5 Clarendon Rise, Tilehurst, Reading, RG31 6XX
£835,000 Freehold

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Residential Sales & Lettings

- 5 Bedroom David Wilson Built Detached Residence
- Living Room & Separate Dining Room
- Sizeable Kitchen/Family Room
- Gas Radiator Central Heating
- Enclosed & Secluded Rear Garden
- Entrance Porch, Hall & WC
- Study & Utility Room
- 2 En Suite Shower Rooms & Family Bathroom
- UPVC Double Glazing
- Detached Double Garage & Driveway Parking

A superb five bedroom detached residence, constructed by the renowned David Wilson Homes approximately 20 years ago, offering spacious and well balanced family accommodation in a highly desirable location. Tucked away in a peaceful no-through road just off Long Lane, this impressive home enjoys a quiet setting while remaining conveniently close to excellent local amenities.

The property is ideally positioned for a range of popular local schools, regular bus services and nearby shops, while also benefiting from easy access to miles of beautiful open countryside around Sulham. Commuters are well served by Tilehurst Railway Station, which provides direct rail connections to central London. The charming villages of Tilehurst and Pangbourne are also within easy reach, both offering a wide variety of shops, restaurants, cafés and everyday amenities.

Internally, the accommodation is generously proportioned and thoughtfully arranged for modern family living. The ground floor begins with a welcoming entrance porch leading through to a spacious entrance hall. There is a bright rear aspect living room overlooking the garden, a separate dining room ideal for entertaining, and a dedicated study perfect for home working. The heart of the home is the sizeable kitchen/family room, providing an excellent social space for everyday living, complemented by a separate utility room for additional practicality.

The first floor offers five well appointed bedrooms. The principal bedroom and a further guest bedroom both benefit from their own en-suite facilities, while the remaining bedrooms are served by a modern family bathroom. The property is further enhanced by a security alarm system, gas radiator central heating and UPVC double-glazed windows throughout.

Externally, the home enjoys a generous frontage with ample driveway parking leading to a detached double garage with light and power. Gated side access leads to a well maintained and secluded rear garden, mainly laid to lawn and complemented by a variety of flower and shrub borders, along with a useful side section that provides additional outdoor space.

This attractive and substantial home combines peaceful surroundings with excellent accessibility, making it an ideal choice for families seeking space, comfort and convenience in a sought after location.

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

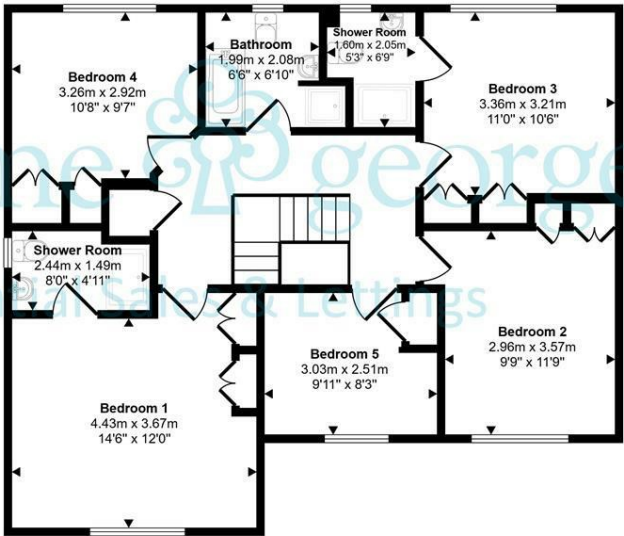
Council Tax Band G - West Berkshire
Development service charge payable £300.00 approximately - Per annum.



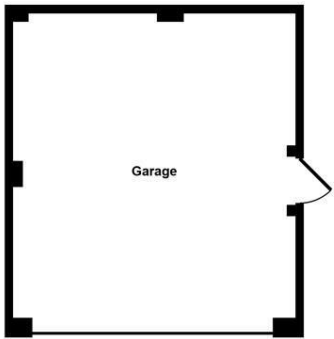
Approx Gross Internal Area
210 sq m / 2264 sq ft



Ground Floor
Approx 96 sq m / 1029 sq ft



First Floor
Approx 87 sq m / 937 sq ft



Garage
Approx 28 sq m / 297 sq ft

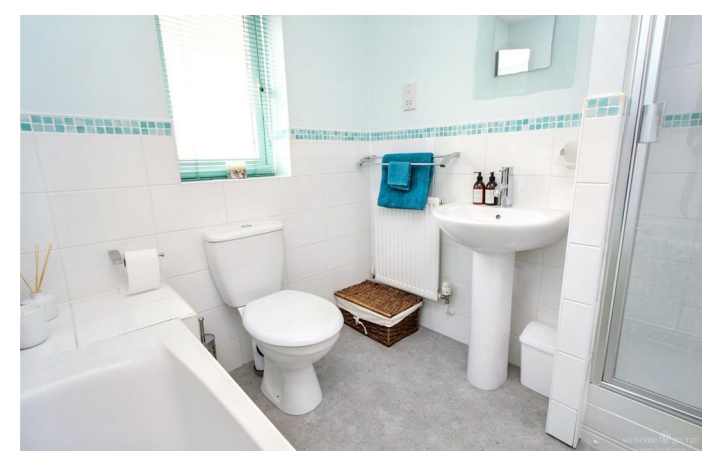
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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	

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