



sansome  george

1 Roebuck Rise, Tilehurst, Reading, Berkshire, RG31 6TP
£785,000 Freehold

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Residential Sales & Lettings

- 4/5 Bedroom 3 Storey T A Fisher Detached Home
- Dual Aspect Dining Room With Feature Bay
- Luxury Fitted Kitchen Diner & Utility Room
- Gas Radiator Central Heating & UPVC Double Glazed Windows
- Rear & Side Gardens With Dual Gated Access
- Entrance Hall & WC
- Living Room & Study
- 2 En Suites & Family Bathroom
- Solar Panels Housing Electric
- Ample Parking & Integral Double Garage

A very well presented four/five bedroom detached residence, built by TA Fisher in 1999, situated in a highly convenient position close to riverside walks, Tilehurst railway station, with fast links to Paddington and central London, local shops including Tesco and Waitrose, frequent bus services and a choice of popular schools. The nearby village of Pangbourne, offering an excellent range of independent shops, cafés and amenities, is also easily accessible.

The accommodation is arranged over three floors and begins with external steps rising to an inviting entrance hall, cloakroom, a dual aspect dining room with a feature bay window, a study fitted with bespoke units and a spacious living room with direct access to a patio. The refitted luxury kitchen diner provides a modern and sociable space for family life and entertaining, leading through to a practical utility room.

The lower ground floor offers superb versatility, incorporating an optional fifth bedroom or family room with a door to the front, alongside a sizeable double integral garage. This layout presents excellent potential for conversion or annexe use, with the garage linking naturally to the additional living/bedroom space.

On the top floor there are four generous double bedrooms, with bedrooms one and two each benefitting from their own en suite, complemented by a well appointed family bathroom.

The property features UPVC double glazing, gas radiator central heating and solar panels that serve and generate electricity, providing improved energy efficiency and a more future proofed home.

Outside, the property enjoys double width driveway parking to the front, with dual gated access and steps rising between attractively planted shrubs to the rear garden. The garden is fully enclosed and mainly laid to lawn, enhanced by mature planting, two patio areas including a particularly spacious side terrace, and an additional garden section offering further scope for relaxation or play.

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

Council Tax Band G - West Berkshire.





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