



**Green Lea 221 New Lane Hill, Tilehurst, Reading, Berkshire, RG30 4JU**  
**£675,000 Freehold**

**sansome & george**  
Residential Sales & Lettings

- Grade II listed Period Detached Cottage
- Ground Floor Bedroom/Study
- Ground Floor Shower Room & Bathroom
- Versatile Accommodation With Potential Use for an Annexe
- Mature, Established & Sizeable Rear Garden
- Living Room & Dining Room
- 3 First Floor Bedrooms (2+1 Arrangement)
- Rear Aspect Kitchen Breakfast Room
- Double Garage
- No Onward Chain

A truly charming and characterful 17th century Grade II listed detached thatched cottage, beautifully positioned within a highly sought after non-estate location. Rich in period features and timeless appeal, this unique home enjoys convenient access to Tilehurst village, well regarded local schools, and frequent public transport links, making it perfectly suited for both family living and commuters alike.

The versatile and well proportioned accommodation is arranged to provide exceptional flexibility and comprises a welcoming entrance hall, inner hall, a cosy living room full of character, separate dining room ideal for entertaining, study/optional ground floor bedroom, fitted kitchen, and a family bathroom.

Adding further appeal, the property benefits from a substantial ancillary area which can be accessed either independently via a separate side entrance or internally through the garage. This section includes a ground floor bedroom, shower room, and a spacious multi-functional reception room, offering excellent potential for use as a self contained annexe, guest accommodation, home office suite, or multi-generational living space.

To the first floor are three bedrooms arranged in a practical 2+1 layout, all enjoying pleasant aspects over the surrounding grounds.

Outside, the property continues to impress with ample driveway parking and substantial double garage fitted with twin metal up and over doors. The beautifully maintained and mature rear garden offers a peaceful and private outdoor retreat, featuring established borders, a generous patio area perfect for outdoor entertaining and alfresco dining, together with dual side access for added practicality.

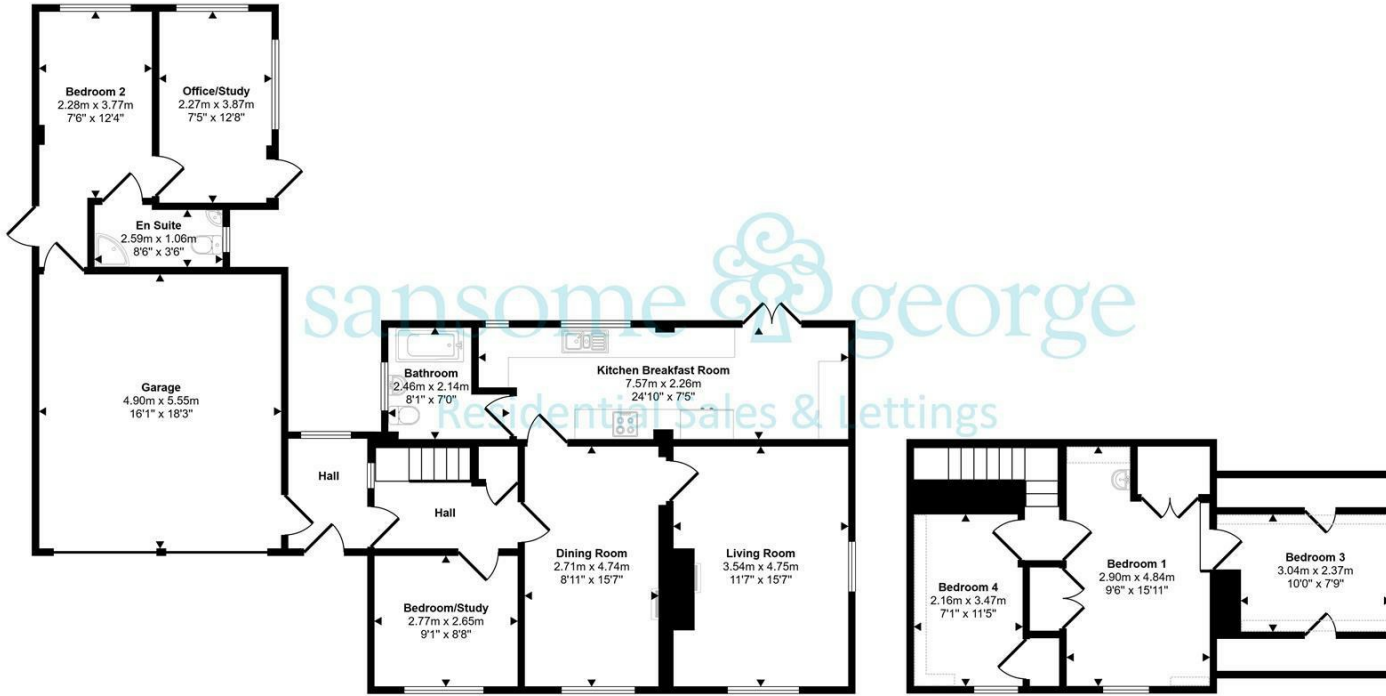
Blending period charm, character features, and highly versatile living space, this exceptional Grade II listed cottage presents a rare opportunity to acquire a distinctive and truly individual home within one of the area's most desirable residential locations.

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

Council Tax Band E - Reading Borough Council.



Approx Gross Internal Area  
166 sq m / 1785 sq ft.

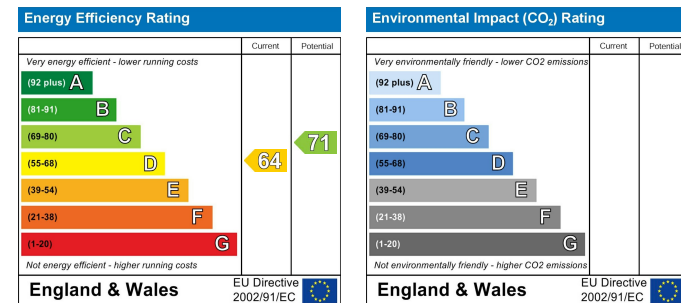


Ground Floor  
Approx 123 sq m / 1319 sq ft

Denotes head height below 1.5m

First Floor  
Approx 43 sq m / 466 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.



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