



**A detached 6 bedroom chalet house  
with planning permission to extend  
and modernise if required**



## Sarnia, 183 Long Lane • Tilehurst • Berkshire

A modern, detached 6 bedroom, chalet style house, set in an exclusive and peaceful location. The property has full planning permission to extend and alter the configuration of accommodation and create a detached house of 4,800 square feet.

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Existing house: 2,925 sq ft / 272 m<sup>2</sup>  
With planning permission extension: 4,828 sq ft / 449 m<sup>2</sup>  
(all measurements are approximate)

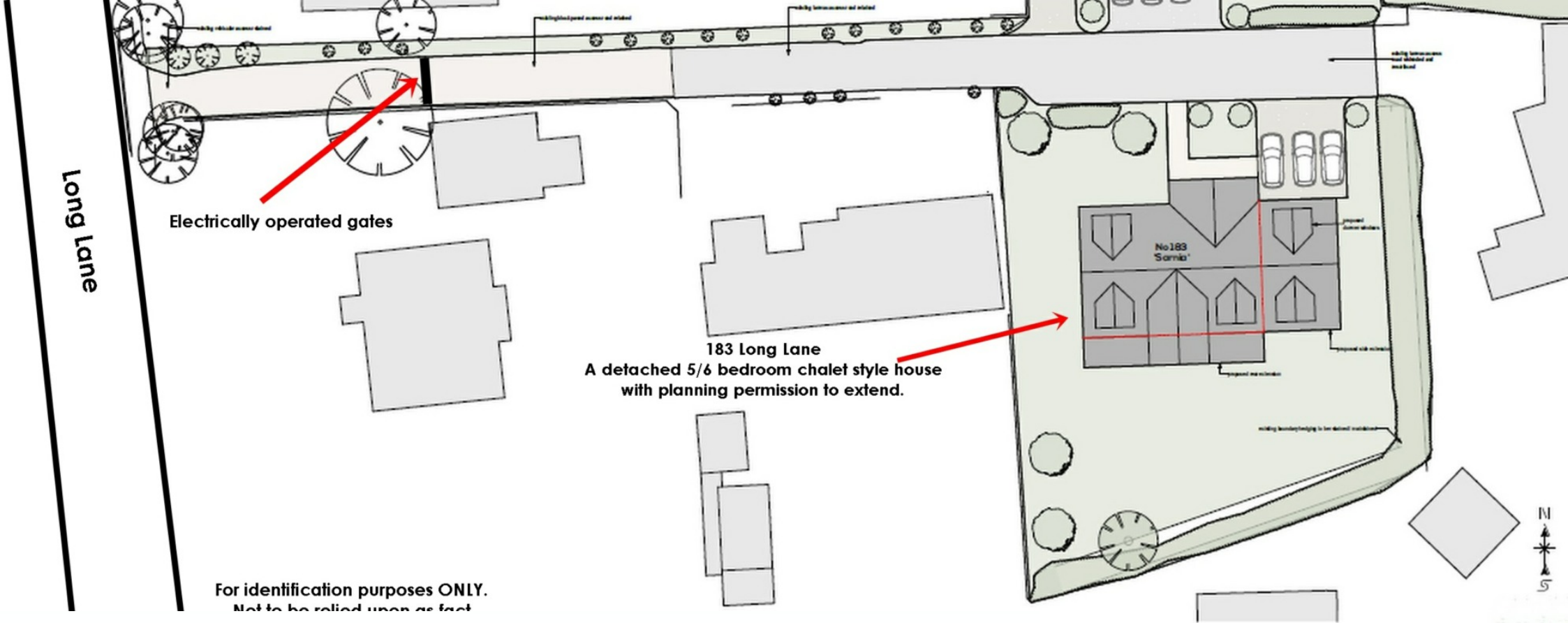
Walking distance to schools, Tilehurst station 1.5 miles, Reading 4.5 miles, M4 (Jnc.12) 3 miles  
(all distances/timings approximate)

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Your attention is drawn to the important notice on page 7







183 Long Lane rear elevation - after extension and redevelopment of existing chalet house



A modern, detached 6 bedroom, chalet style house, set in an exclusive and peaceful location.

The property is in good order throughout, but could benefit from some modernisation to include reconfiguration of the existing accommodation.

It should be noted that this property has full planning permission to extend and alter the configuration of accommodation and create a detached house of 4,800 square feet.

The interior of the property to the ground floor has a large reception hall, a family bathroom, three bedrooms with a possible fourth bedroom or playroom. To the rear on the left-hand side is a range of timber workshops, a large range of timber workshops.

Shower room, 2 bedrooms, another large room/bedroom, and a further room that would need a window if it were to be used as a bedroom.

The wide access lane with electric gated entrance gives access to 5 properties in total.

## Viewings strictly by appointment ONLY.

**Note :** There is a building plot (currently a swimming pool opposite) across the access lane that has planning permission to build a new house.

This building plot and workshop behind the building plot is also available to purchase if required, further details available online [singletonanddaughter.co.uk](http://singletonanddaughter.co.uk) or by contacting the vendors' agents.

### Special features:

- Sitting room has large windows overlooking the rear garden, a glazed paneled door giving access. and an area to one side for dining
- Kitchen has a ceramic Neff hob, extractor, dishwasher, and Neff electric ovens
- Large windows overlooking the rear and side gardens
- The first floor has a large room which could be converted into further bedroom accommodation (subject to LAPP)
- There is an integral garage
- Access from the Long Lane is by way of electric gates

### Existing chalet house summary of accommodation:





2,925 sq ft / 272 m<sup>2</sup> (all measurements are approximate)

Ground floor : Reception hall, kitchen/breakfast room, sitting room, utility room, WC, study, 3 bedrooms, bathroom. Integral garage  
First floor : 3 bedrooms, bathroom, large loft room.

**Remodelled/ extended summary of accommodation :**  
4,828 sq ft / 449 m<sup>2</sup> (all measurements are approximate)

Ground floor: Reception hall, kitchen/living/dining room, games room, boot room, utility room, study, 2 WCs, double integral garage  
First floor: 5 bedrooms, dressing area to principal bedroom, 4 ensuites, family bathroom.

**Gardens :** The property stands in spacious gardens, mainly to the rear, with a large forecourt with turning circle for cars, further car parking to the side. The rear garden, which is a joy, enjoys a high degree of privacy, peace and tranquillity with well-maintained lawns, shrubberies and further garden area. The left-hand side of the property, has spacious lawns and hedges giving seclusion.

**Local facilities:** Tilehurst train station offers fast connections to Reading (1 stop) & Paddington, both with the Elizabeth Line.

There is an excellent Waitrose nearby, and nearby Pangbourne has a wonderful village centre with many award-winning independent shops, health centre, dentists, hairdressers, restaurants and riverside pubs. Sulham Woods offers excellent walks.



**Schools:** There are excellent schooling facilities in the area to include; Denefield & Little Heath secondary schools. Long Lane & Downsway Primary schools. Within easy driving distance are; Pangbourne College, Bradfield College, St Andrew's Prep, The Oratory, Cranford School, Queen Anne's, Moulsoford Prep, Reading School, The Abbey and Kendrick.

**Post Code:** RG31 6YW

**Tenure:** Freehold

**Directions:** From the direction of Pangbourne on the A329, Reading Road, upon entering Purley turn right at the traffic lights, into Long Lane. Proceed along this road, passing Long Lane Primary School and passing Conifer Drive on the right, next driveway on the left, with sign on fence saying 'private drive'

**General:**

Oil fired boiler central heating, Mains water, electricity and drainage  
Broadband FTTC in the drive

The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

**EPC Rating E**

**EPC potential rating D**

**Council Tax Band:** West Berkshire, Band G

**Fixtures and fittings:** Only those mentioned in these sales particulars are included in the sale.











Ground Floor

Approximate total area<sup>m</sup>  
2925 ft<sup>2</sup>  
271.7 m<sup>2</sup>  
Reduced headroom  
244 ft<sup>2</sup>  
22.7 m<sup>2</sup>



EXISTING CHALET HOUSE

First Floor

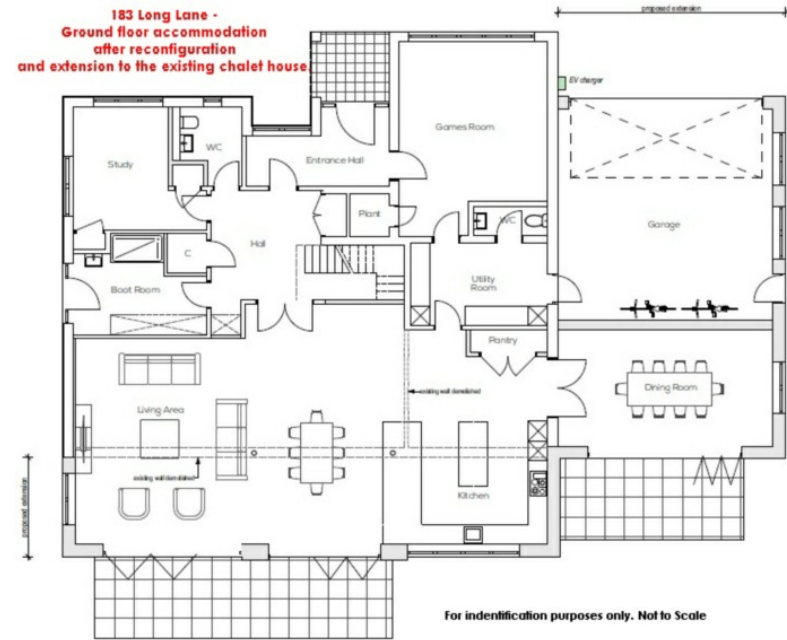
Not to Scale

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

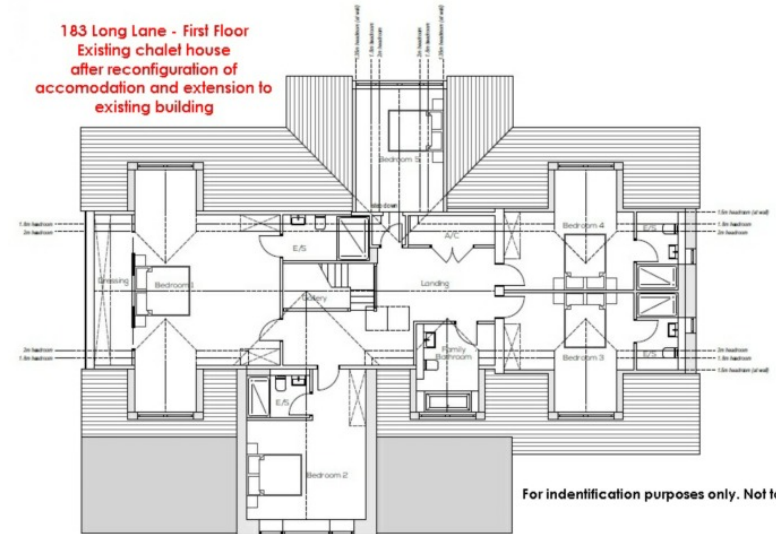
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

183 Long Lane -  
Ground floor accommodation  
after reconfiguration  
and extension to the existing chalet house



For identification purposes only. Not to Scale

183 Long Lane - First Floor  
Existing chalet house  
after reconfiguration of  
accommodation and extension to  
existing building



For identification purposes only. Not to Scale

**IMPORTANT NOTICE:** Dudley Singleton & Daughter for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers, and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. We relied upon our own brief inspection and information supplied to us by the vendors. (i) The description, including photographs of the property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Prospective purchasers are strongly advised to check measurements. The position of bathroom fittings as shown on the plan is indicative only – sizes, shapes and the exact locations may differ. Wall thickness, together with window and door sizes are approximate only and window and door openings are shown without frame details. (iv) Photographs are not necessarily comprehensive or current and no assumption should be made that any contents shown in them are included in the sale. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Dudley Singleton & Daughter has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. **FIXTURES AND FITTINGS:** The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or surveyor.







Viewing by arrangement with vendor's agent; Singleton & Daughter 1 Station Road, Pangbourne, Berkshire, RG8 7AN

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