



sansome & george

30 Barbara's Meadow, Tilehurst, Reading, Berkshire, RG31 6YF
Guide Price £800,000 Freehold

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Residential Sales & Lettings

- Four Bedroom Detached Home
- Sought After Cul-de-sac Location
- Stunning Open Countryside Views
- Bedroom One With En Suite And Balcony
- Double Garage With Electric Door

- No Onward Chain
- Backing Directly Onto Sulham
- Spacious Living Accommodation
- Ample Driveway Parking
- Walking Distance To Schools And Station

Offered to the market with the added advantage of no onward chain is this four bedroom detached home, ideally positioned in a sought after cul-de-sac off Long Lane. A true highlight is the property's exceptional setting, backing directly onto Sulham and enjoying far reaching, uninterrupted views across open countryside. This wonderful outlook creates a real sense of peace, privacy and space, rarely found in such a convenient location. The property is perfectly placed within walking distance of reputable schools, frequent bus services, local shops and Tilehurst railway station, offering excellent links to London Paddington and Oxford, making it an ideal choice for both families and commuters.

The ground floor accommodation comprises a welcoming entrance hall with stairs rising to the first floor, cloakroom, front aspect study and a rear aspect living room with doors opening onto the landscaped rear garden, perfectly framing the stunning views beyond. There is also a separate dining room, a utility room with side access to the garden and internal access to the double garage with electric roller door, and a kitchen breakfast room fitted with a range of eye and base level units, ample worktop space and sliding doors leading out to the rear garden, again making the most of the outlook.

The first floor features a spacious landing leading to a family bathroom and four well proportioned bedrooms. Bedroom 1 is particularly impressive, measuring approximately 21ft, and benefits from an en suite bathroom and access to a balcony overlooking the rear garden and the beautiful Sulham countryside, providing a truly special vantage point.

Externally, the property offers an established and fully enclosed rear garden, predominantly laid to lawn with a variety of mature shrubs and plants to the borders, along with a patio area ideal for outdoor entertaining. The garden backs directly onto Sulham, enjoying a peaceful and scenic backdrop with stunning views across open fields. A paved pathway leads around to the front, providing gated side access.

To the front, there is ample driveway parking and access to the garage, complemented by a lawned area with well stocked borders of shrubs and plants, completing this attractive home in a highly desirable location.

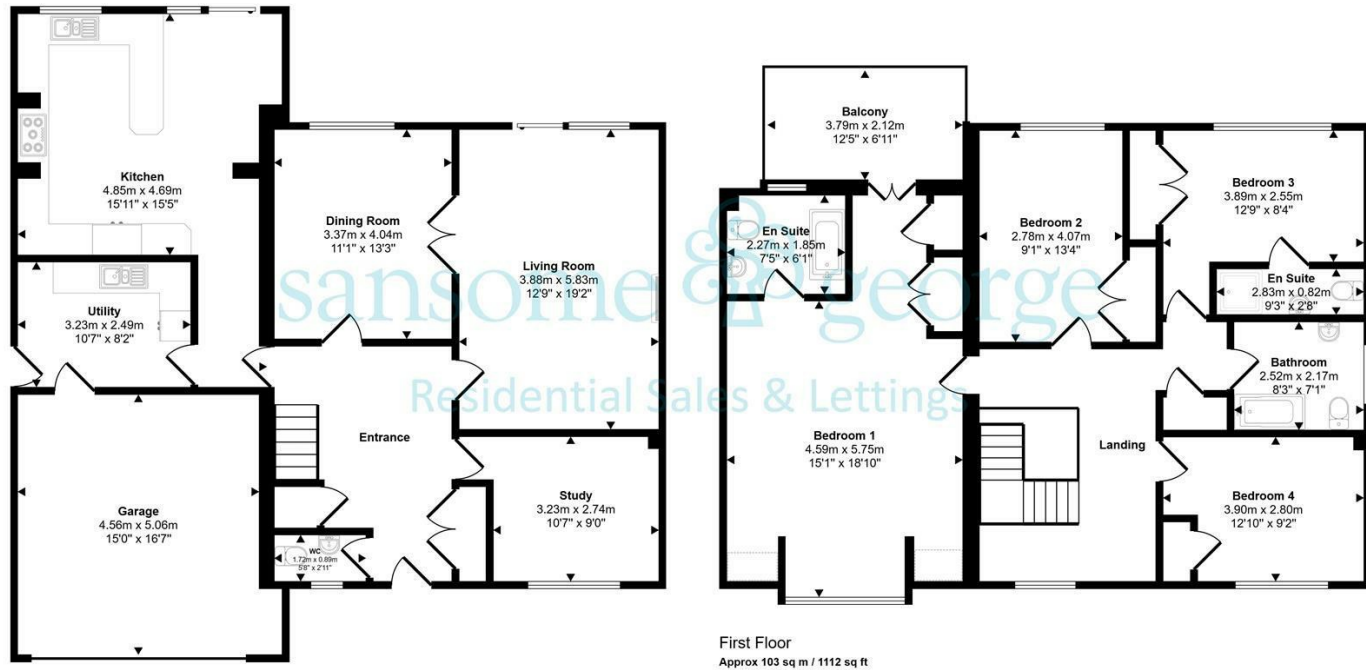
Please contact Sansome & George Estate Agents to discuss this property in more detail or to schedule a viewing appointment at your earliest convenience.

Purchaser's Note: We have been advised by our client that the water softener and the oven/grill are not currently in working order.

West Berkshire Council - Band G



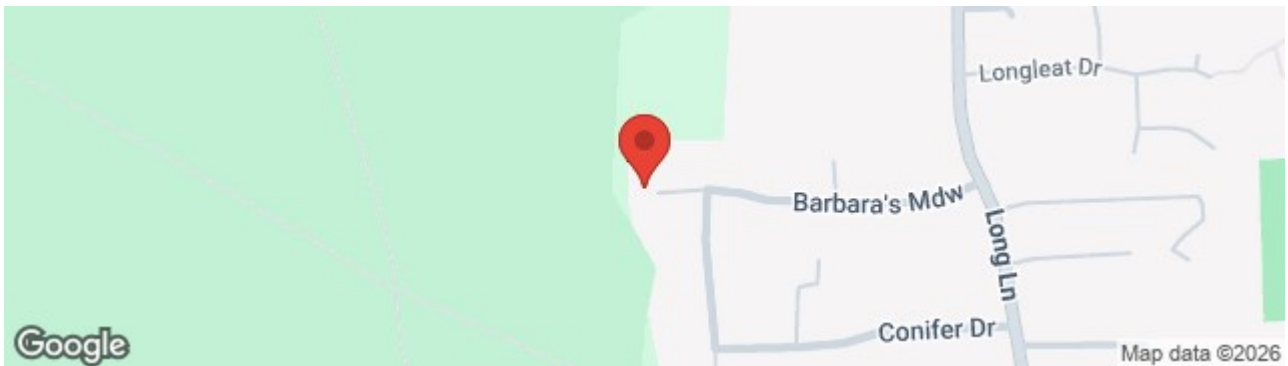
Approx Gross Internal Area
232 sq m / 2493 sq ft



Ground Floor
Approx 128 sq m / 1381 sq ft

Denotes head height below 1.5m

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.

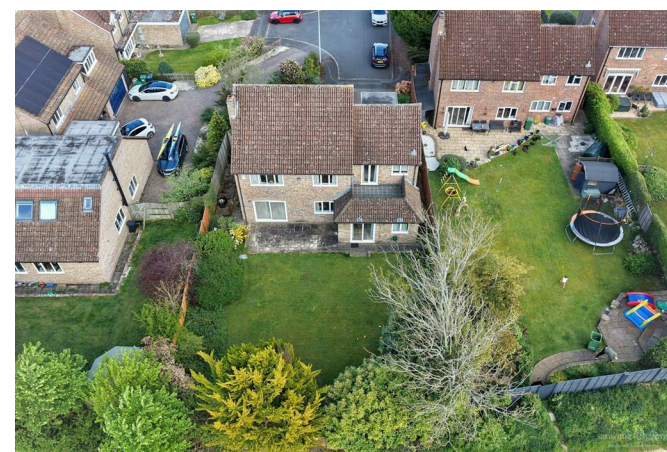


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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		

Misrepresentation and Misdescriptions Acts

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