sansome george

62 Chapel Hill, Tilehurst, Reading, RG31 5DQ
Guide Price £450,000 Freehold

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Residential Sales & Lettings

- Charming Three-Bedroom Cottage
- Sympathetic Two-Storey Extension
- Cosy Living Room With Wood-Burning Stove
- Stylish Bathroom With Roll-Top Bath
- Landscaped Rear Garden With Paved Courtyard And Raised Decking
- Quiet Unadopted Lane Location
- Kitchen/Breakfast Room Opening To Snug
- Useful Utility Room And Cloakroom
- Walking Distance To Countryside And Schools
- Off-Road Driveway Parking

Offered to the market is this charming and characterful three-bedroom cottage, tucked away along a peaceful unadopted lane off Chapel Hill. The property has been sympathetically extended over two storeys to provide spacious and well-balanced accommodation throughout.

Set in a sought-after road on the western fringes of Tilehurst bordering Sulham, the property is within walking distance of miles of open countryside and Sulham Woods, making it ideal for those who enjoy outdoor pursuits and a semi-rural feel. It also benefits from a quiet yet convenient location, within easy reach of Tilehurst centre and a selection of excellent local primary and secondary schools.

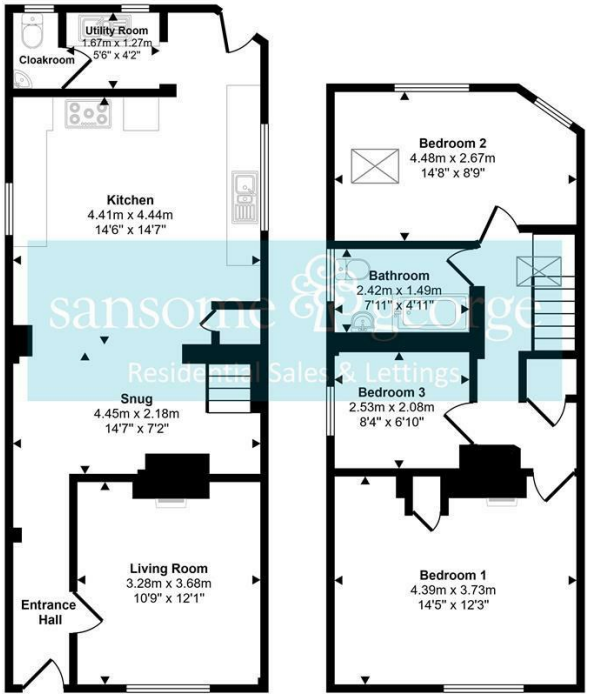
Internally, the property is beautifully presented and full of character. The kitchen/breakfast room opens into a cosy snug area, creating a flexible living space perfect for everyday family life. Additional ground floor accommodation includes a useful utility room, a ground floor cloakroom, and a beautiful living room featuring a charming fireplace with wood-burning stove. Upstairs, there are three well-proportioned bedrooms and a stylish bathroom complete with a roll-top bath, adding a touch of luxury to this delightful home.

To the front, there is a small stone-chipped garden planted with shrubs and enclosed by low timber fencing, with access to the rear via the unadopted lane. The rear garden features a paved courtyard and raised decking area, ideal for al fresco dining and relaxation. Steps lead down to a lawn extending approximately 60 feet, bordered by mature trees and shrubs. At the bottom of the garden, an area has been created as a fenced-off play space for children. A timber shed offers useful storage, and the garden is fully enclosed. Driveway parking is available behind the patio.

This unique and characterful home offers the perfect blend of period charm and modern convenience, and internal viewing is highly recommended.

Reading Borough Council - Band C

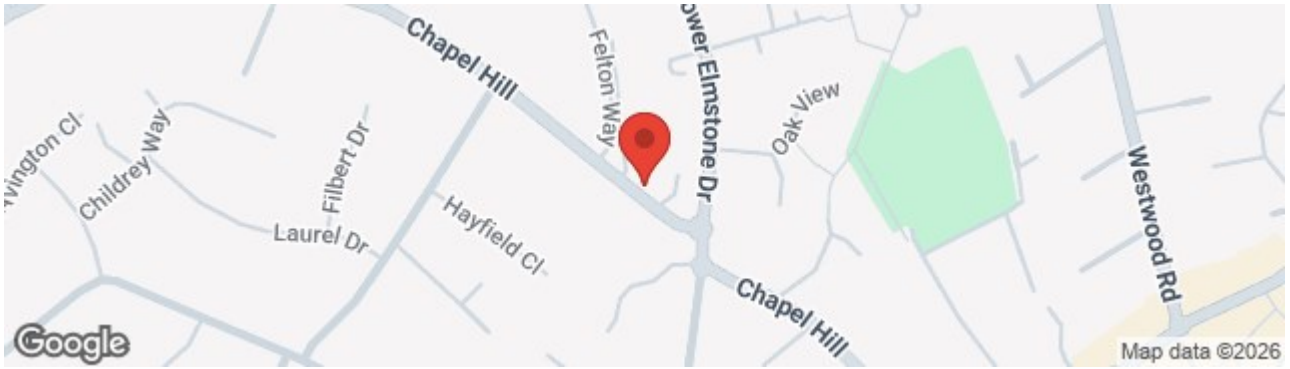
Approx Gross Internal Area
100 sq m / 1077 sq ft

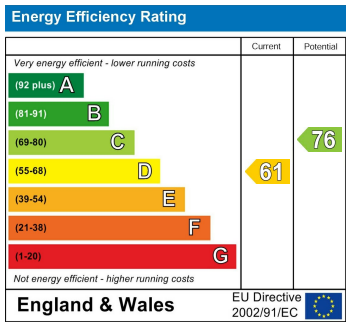


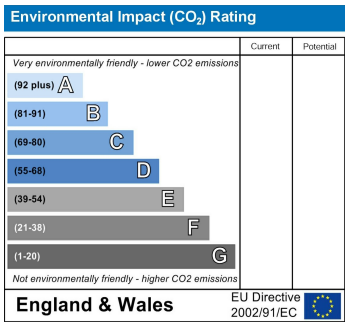
Ground Floor
Approx 53 sq m / 575 sq ft

First Floor
Approx 47 sq m / 501 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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