28 Chapel Hill, Tilehurst, Reading, RG31 5DG
Offers In Excess Of £315,000 Freehold

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Residential Sales & Lettings

- Two Bedroom Character Cottage
- Sought After Tilehurst Bordering Sulham
- Walking Distance To Sulham Woods
- Modern Fitted Kitchen
- Low Maintenance Rear Garden
- Peaceful Unadopted Lane Location
- Semi Rural Countryside Setting
- Open Plan Living Room
- Two Double Bedrooms
- Parking And Side Storage Area

Offered to the market is this well-presented two-bedroom cottage, tucked away along a peaceful unadopted lane off Chapel Hill. Situated on the western fringes of Tilehurst, bordering Sulham, the property enjoys a highly sought-after semi-rural setting within walking distance of miles of open countryside and Sulham Woods, ideal for those who enjoy outdoor pursuits. Despite its tranquil location, the home remains conveniently close to Tilehurst village amenities and a selection of well-regarded local primary and secondary schools.

Accommodation comprises an entrance porch leading into an open-plan living room with stairs rising to the first floor and a UPVC double glazed door providing access to the rear garden and parking. The modern kitchen offers a range of eye and base level units with ample work surface space. The ground floor further benefits from a bathroom with shower over bath and a separate WC. To the first floor are two well-proportioned double bedrooms. Additional benefits include UPVC double glazing and gas radiator central heating throughout.

Externally, the property features a low-maintenance rear garden enclosed by brick walling and fencing, with access to the parking area. A useful side storage area is also provided, while the front garden is mainly laid to lawn with steps leading to the front door.

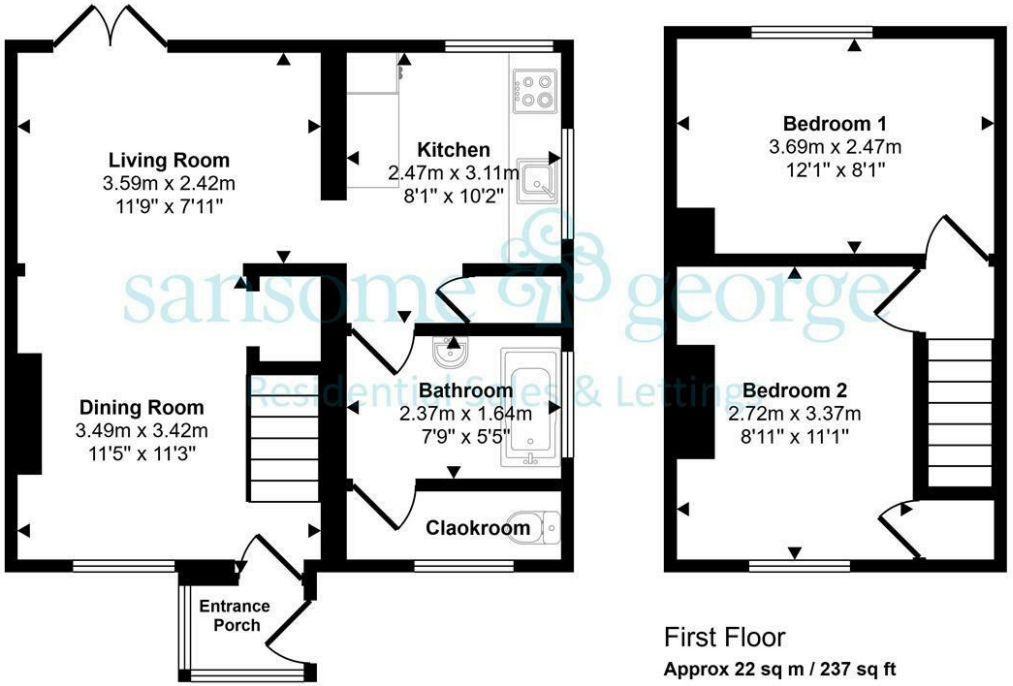
This unique and characterful home perfectly blends period charm with modern convenience, and internal viewing is highly recommended.

Council Tax Band D – Reading Borough Council.

Purchasers' Note

Please note that some photographs within these sales particulars may have been digitally enhanced to improve their presentation, including the removal of temporary items, clutter and personal belongings. The images remain a fair representation of the property, and no structural alterations have been made. Prospective purchasers should satisfy themselves as to the condition, size, layout and features of the property through inspection and their own enquiries.

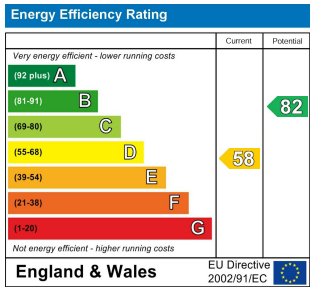
Approx Gross Internal Area
60 sq m / 648 sq ft

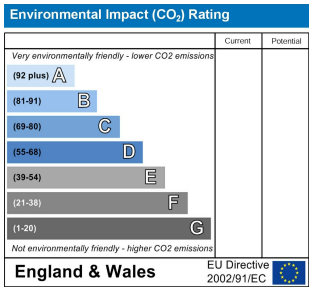


First Floor
Approx 22 sq m / 237 sq ft

Ground Floor
Approx 38 sq m / 412 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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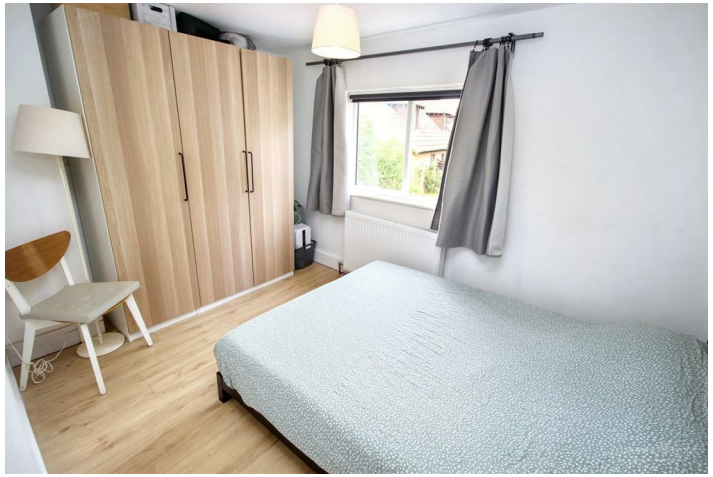

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