



4 Carew Close, Tilehurst, Reading, RG31 6XZ
Guide Price £800,000 Freehold

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Residential Sales & Lettings

- No Onward Chain
- Prestigious Cul-de-Sac Location
- Countryside Setting Near Sulham Woods
- Dual Aspect Living Room
- Landscaped Rear Garden

- Executive Detached Home
- Tilehurst/Purley-on-Thames Border
- Five/Six Bedroom Accommodation
- En-Suite Bathroom To Bedroom 1
- Double Garage & Ample Parking

Offered to the market with the added advantage of no onward chain, this impressive five-bedroom executive detached home is tucked away within an exclusive cul-de-sac of just five properties, all of which are detached, creating a prestigious and private residential setting just off Long Lane. Occupying a sought-after position on the western edge of Tilehurst, bordering Purley-on-Thames, the property enjoys a wonderful semi-rural location close to the beautiful countryside surrounding Sulham. Set near Sulham Woods, the home benefits from miles of open countryside, scenic riverside walks and picturesque surroundings, while still being conveniently placed for local shops, highly regarded schools and leisure facilities, including a community barn and sports and social club. Tilehurst railway station is within easy reach, providing direct services to London Paddington, while Pangbourne offers an excellent selection of independent shops, cafés, restaurants and riverside attractions.

The accommodation comprises an entrance hall with staircase rising to the first floor, study/bedroom six with feature bay window, access to the integral double garage, cloakroom, rear aspect dining room, dual aspect living room with doors leading to the rear garden, and a kitchen fitted with a range of cupboards, work surfaces and integrated oven and hob. The kitchen leads to a separate utility room with UPVC door opening to the rear garden. The first floor offers five well-proportioned bedrooms, with bedrooms one, two and three benefiting from fitted wardrobes. Bedroom one also enjoys an en-suite bathroom with shower over bath, while the remaining bedrooms are served by a family bathroom with separate shower.

Externally, there is a landscaped rear garden mainly laid to lawn with raised flower beds, mature shrubs and plants, greenhouse, garden shed and patio area. The garden is fully enclosed with gated side access leading to the front, where there is ample driveway parking for several vehicles and access to the integral double garage with light, power and electric door. The home offers a wealth of versatile accommodation throughout and must be viewed to be fully appreciated.

Please contact Sansome & George Estate Agents for more information or to discuss this outstanding home in more detail or to arrange a viewing appointment.

West Berkshire Council – Band D

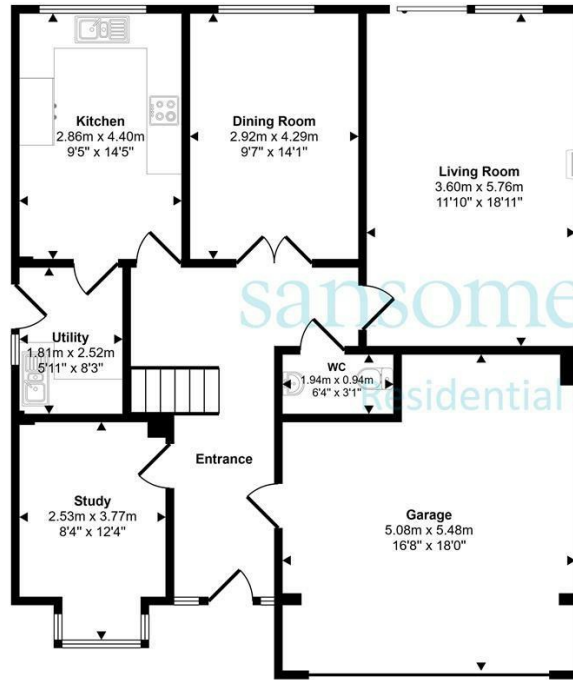
Purchaser's Note

Rosecroft is an exclusive private cul-de-sac managed by Rosecroft (Purley) Residents Limited, a company owned and operated by the residents themselves. Upon completion, the new owner will become an equal shareholder in the company, giving them a direct interest in the management and upkeep of the development. The company is responsible for maintaining the attractive communal areas and private unadopted road, helping to preserve the high standards and desirable appearance of this small and prestigious development. Contributions are collected from residents only as and when expenditure is required, with costs historically being minimal.

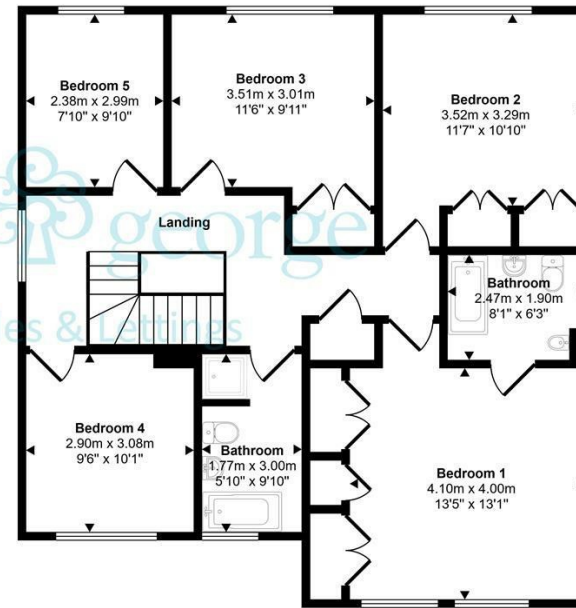
Some images have been enhanced using Artificial Intelligence (AI) technology to improve presentation and image quality. Prospective purchasers are advised to inspect the property in person and satisfy themselves as to its condition, layout and features before proceeding.



Approx Gross Internal Area
199 sq m / 2142 sq ft



Ground Floor
Approx 106 sq m / 1140 sq ft



First Floor
Approx 93 sq m / 1002 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.



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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	69	73

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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