



The Walled Garden, New Lane Hill, Tilehurst, Reading, Berkshire. RG304JJ.

£1,400,000 Freehold

SOLD FULLY FURNISHED & WITH NO ONWARD CHAIN - Arins Property Services proudly present this exceptional four-bedroom detached family home, set behind private electric gates within an exclusive gated development. Beautifully renovated throughout, the property combines modern luxury, privacy, and timeless style.

Set on a generous wraparound plot, the home offers landscaped gardens, a detached double garage, and an additional outbuilding with shower facilities ideal for a guest suite, office, or gym.

Inside, a grand entrance hall leads to spacious reception rooms, including a dual-aspect living room and a versatile second lounge or study. The bespoke kitchen flows into a bright dining area overlooking the gardens, perfect for family life and entertaining.

Upstairs features four double bedrooms with fitted wardrobes, a stunning principal suite with en-suite and private loft room, plus a luxurious family bathroom.

Located close to excellent transport links via the M4 and Reading's mainline and Elizabeth Line stations, this home also benefits from proximity to top local schools.

- Set Behind Private Electric Gates
- Detached Double Garage
- Four Double Bedrooms Principle With En-Suite And Loft Room
- Three Bathrooms
- Kitchen Breakfast Room With Garden Aspect
- No Onward Chain & Can Be Available Fully Furnished





TOTAL FLOOR AREA : 2618 sq.ft. (243.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Property Description

Ground Floor

Entrance Hall

Living Room

16' 4" x 22' 9" (4.98m x 6.93m)

Second living room/ Study

12' 7" x 12' 1" (3.84m x 3.68m)

Downstairs Shower Room

6' 8" x 6' 7" (2.03m x 2.01m)

Kitchen

12' 7" x 10' 4" (3.84m x 3.15m)

Utility

3' 11" x 3' 5" (1.19m x 1.04m)

Dining Area/ Breakfast Room

10' 11" x 13' 11" (3.33m x 4.24m)

First Floor

Bedroom One

14' 6" x 12' 8" (4.42m x 3.86m)

En- Suite

9' 3" x 10' 3" (2.82m x 3.12m)

Bedroom Two

15' 2" x 16' 7" (4.62m x 5.05m)

Bedroom Three

14' 4" x 8' 3" (4.37m x 2.51m)

Bedroom Four

11' 5" x 9' 10" (3.48m x 3.00m)

Family Bathroom

10' 6" x 6' 0" (3.20m x 1.83m)

Second Floor

Loft Room

Outside

Electric Gates

Driveway Parking

Detached Double Garage

Outbuilding

perfect studio as also features its own shower, toilet and sink

Council Tax Band

G

