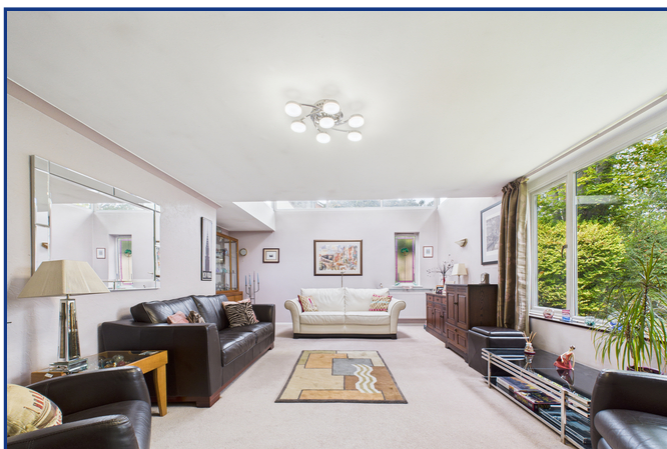




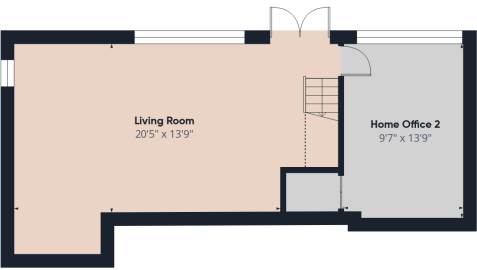
Chapel Hill, Tilehurst, Reading, Berkshire. RG31.

£850,000 Freehold

A Home of Space, Character & Possibility – Unique Detached in Prime Tilehurst Arins are proud to present this exceptional and versatile detached home, offering over 2,100 sq ft of flexible living across three floors, ideally located moments from Tilehurst village, local schools, countryside walks, and mainline rail links to London. Blending traditional charm with modern finishes, the property features high ceilings, generous room sizes, and a layout perfect for families, home workers, or multigenerational living. The ground floor includes a bay-fronted dining room, family room, kitchen/breakfast room with garden views, study, and full bathroom. The standout lower ground floor offers a light-filled living room with garden access and a fitted office—ideal for business or leisure. Upstairs boasts three bedrooms, a contemporary shower room, and en suite to bedroom two. Outside, enjoy a private, established rear garden, two driveways, and a garage—plus scope to extend (STPP). A rare opportunity in a highly sought-after location.

- 2,100+ Sq Ft
- Three Flexible Floors
- Versatile Ground Living
- Fitted Home Office
- Traditional & Modern
- Spacious Kitchen/Breakfast
- Private Mature Garden
- Two Driveways + Garage
- Freehold House
- Four Bedroom Detached House

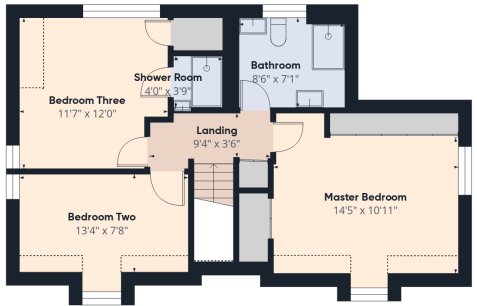




Floor -1



Floor 0



Floor 1

Approximate total area⁽¹⁾
2135 ft²
Reduced headroom
56 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

Property Description

Ground Floor

Entrance Hall

6' 2" x 20' 1" (1.88m x 6.12m)

Dinning Room

14' 0" x 130' 0" (4.27m x 39.62m)

Kitchen

17' 4" x 11' 2" (5.28m x 3.40m)

Office

7' 4" x 10' 11" (2.24m x 3.33m)

Reception Room

13' 5" x 12' 11" (4.09m x 3.94m)

Bathroom

4' 11" x 7' 3" (1.50m x 2.21m)

Garage

12' 2" x 19' 6" (3.71m x 5.94m)

Lower Level Floor

Living Room

20' 5" x 13' 9" (6.22m x 4.19m)

Home Office 2

9' 7" x 13' 9" (2.92m x 4.19m)

First Floor

Master Bedroom

14' 5" x 10' 11" (4.39m x 3.33m)

Bedroom Two

13' 4" x 7' 8" (4.06m x 2.34m)

Bedroom Three

11' 7" x 12' 0" (3.53m x 3.66m)

Shower Room

4' 0" x 3' 8" (1.22m x 1.12m)

Family Bathroom

8' 6" x 7' 1" (2.59m x 2.16m)

Council Tax Band

F

