

New Lane Hill, Tilehurst, Reading, Berkshire. RG30.



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RG30.

£1,400,000 Freehold

Arins Property Services are delighted to present this family home positioned behind private electric gates in an exclusive development of a select few homes, this substantial four-bedroom detached residence is an exceptional offering — combining grandeur, privacy, and sophisticated modern living. One of only a handful of executive homes in this sought-after development, the property sits on a generous wraparound plot with well maintained grounds, secure gated access, and a truly commanding presence.

The property has undergone a comprehensive renovation to an impeccably high standard, resulting in an interior that is not only flawless in design but also harmoniously styled throughout, offering both comfort and visual appeal in equal measure. Every detail has been thoughtfully curated to create a home that is as functional as it is beautiful.

The exterior space is equally impressive, with fully private gardens encircling the entire home — wide enough to allow vehicular access — and offering a tranquil and secluded setting. A detached double garage provides ample secure parking, while an outbuilding with its own shower facilities adds versatility, perfect for a guest suite, garden office or gym.

Upon entering, you are welcomed into a spacious entrance hall, setting the tone for the elegant interiors beyond. To the left, a substantial dual-aspect living room spans almost the full depth of the house, bathed in natural light from large front and rear-

- No Onward Chain
- 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

Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



The heart of the home lies in the beautifully appointed bespoke kitchen, seamlessly flowing into a light-filled breakfast and dining area with garden views — the perfect space for family gatherings and effortless entertaining. A stylish ground-floor shower room adds further convenience and functionality to the layout.

Upstairs, the sense of refinement continues with four generously proportioned double bedrooms, all featuring fitted wardrobes. The principal suite is a true retreat, complete with a luxurious en-suite bathroom and a private staircase leading to a converted loft room, ideal as a dressing room or additional living space.

A stunning family bathroom services the additional bedrooms, boasting a freestanding designer bath and elegant finishes, offering a spa-like sanctuary in the comfort of your own home.

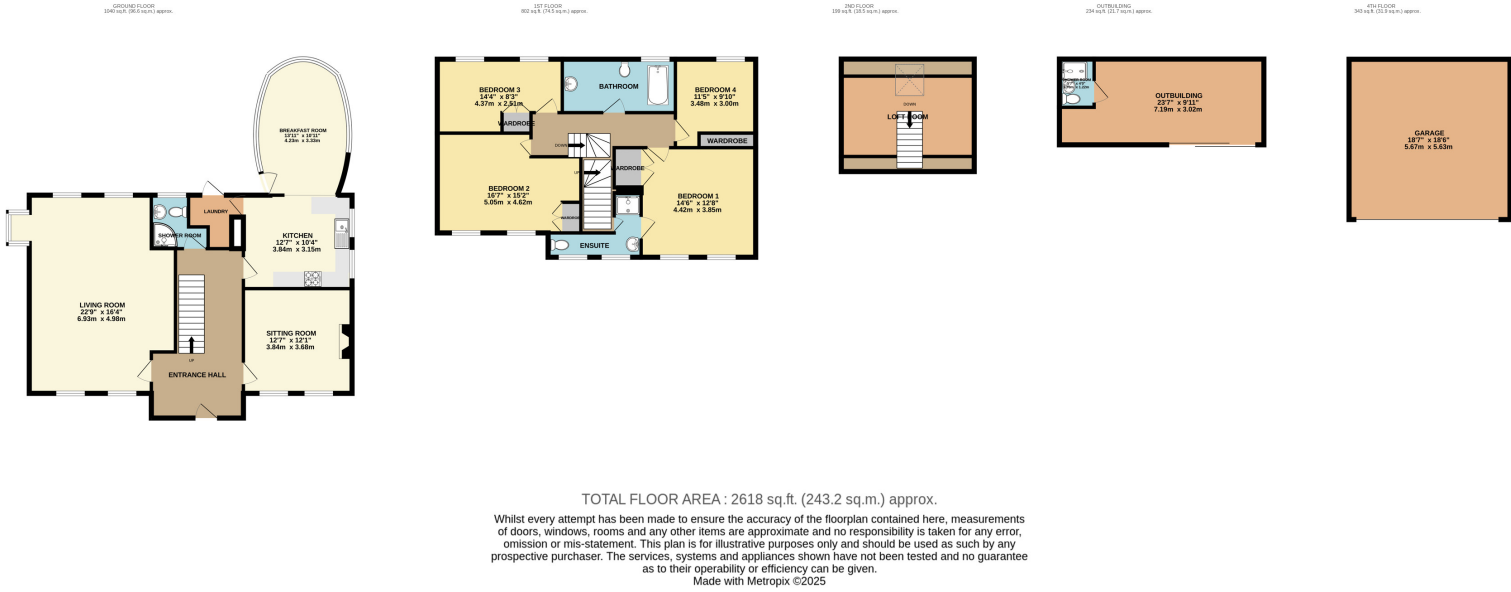
Rarely do homes of this calibre become available, especially one that so effortlessly combines modern luxury with timeless appeal. Offered to the market with no onward chain, this exquisite home must be seen in person to be fully appreciated.

Ideally positioned for the excellent transport links that are provided via Junction 12 of the nearby M4 motorway, allowing easy access to Heathrow Airport, as well as the popular nearby towns of Reading , Henley , Maidenhead and Windsor, where shopping, leisure and recreational facilities are plentiful. Mainline Reading station is close by with fast trains to Paddington (from 24 minutes) and the Elizabeth Line with trains to Liverpool Street. This area is also well served with private schools at junior and senior level, including The Abbey School, Crossfields, Kendrick School, Reading Blue Coat, Reading Grammar School, Shiplake College, St Joseph's College, Bradfield College and Pangbourne College.

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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

