



KENTWOOD HILL, TILEHURST, READING, RG31 6JE
£800,000 FREEHOLD

**A LUXURIOUS AND SPACIOUS CONTEMPORARY
FAMILY HOME IN THIS CONVENIENT LOCATION**

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DESCRIPTION:

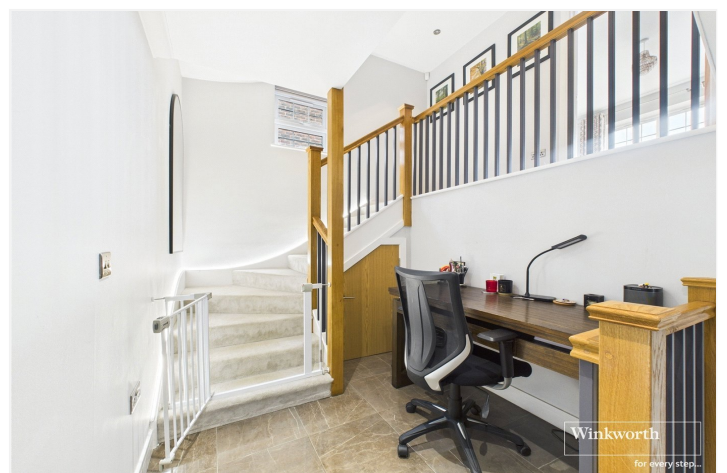
This exceptional and spacious four-bedroom detached family home is ideally located, just a short walk from Tilehurst train station, offering direct links to London Paddington. The property is also conveniently close to a variety of local amenities, including a Waitrose superstore half a mile away, a selection of reputable schools, and both Artur Newbery Park and McIlroy Park, perfect for children and dog walking. Built in 2021, as one of a pair of bespoke properties, this home is immaculately presented throughout. Set over three floors, the property offers generous living space, beginning with an inviting entrance hall with tiled flooring. To the right, there is a spacious living room, while to the left is a versatile study/playroom. A cloakroom completes the entrance level.

The ground floor features a split-level layout, with stairs leading to a landing area that doubles as a study space. This landing provides access to a utility room and a stunning open-plan family room, which includes a high-specification kitchen featuring a range of Neff appliances, granite work surfaces, and a central feature island. The kitchen opens to the private rear garden through bi-fold doors, with additional access through double doors. The entire ground floor benefits from underfloor heating beneath the tiled floors. A sweeping staircase leads to the first floor, where the layout is similarly split across levels. The first landing offers access to two double bedrooms, each with built-in wardrobes. Further stairs lead to the second first-floor landing, which provides access to a contemporary family bathroom, complete with designer fittings, a bath, and a separate shower enclosure. The master bedroom, with its luxurious en-suite bathroom, completes the first floor. The top floor offers a spacious additional bedroom with an en-suite bathroom and additional storage space. To the front of the property, there is off-road driveway parking.

Finished to the highest standards, this home combines luxurious living with a highly convenient location. It is ideally suited to a growing family, offering easy access to transportation links for commuters and a wealth of local amenities.

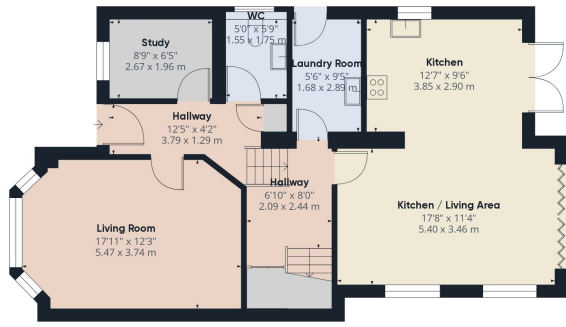
AT A GLANCE

- A Spacious Four Bedroom Family Home
- High Specification Finish Throughout
- Walk to Tilehurst Station and Arthur Newbery Park
- Four Double Bedroom
- Three Bathrooms, WC and Utility Room
- Contemporary Fitted Kitchen/Diner/Family Room
- Lounge and Play Room
- Off Road Parking and Private Rear Garden

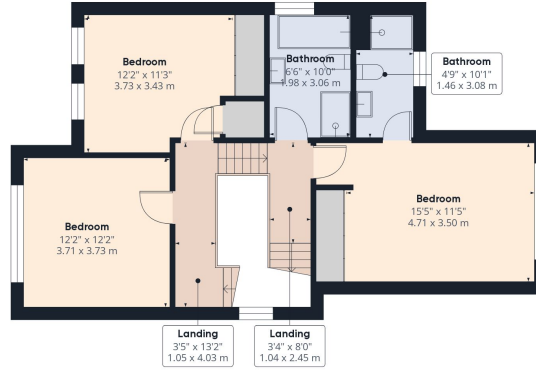




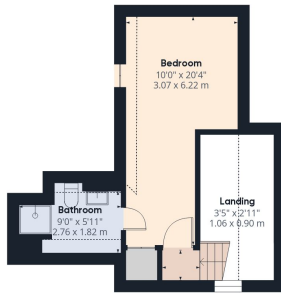




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1806.83 ft²
167.86 m²

Reduced headroom

25.22 ft²
2.34 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

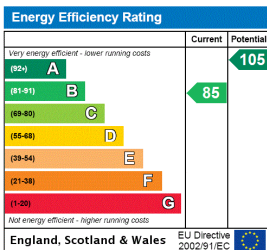
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold
Council Tax Band: G



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