



9 Clairmore Gardens • Tilehurst • Berkshire

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Walking distance to Denefield School • Tilehurst station 1.4 miles (driving)
Pangbourne 1.6 miles • Reading 5 miles
(all distances are approximate)

A very attractive 5 bedroom, modern, detached family house. In immaculate order throughout.

2,315 sq ft / 215 m²
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





A very attractive 5 bedroom, modern detached family house. Located in a pretty cul-de-sac, with many mature shrubs and trees. Constructed to very high standards in 2001, by Bellwinch Homes.

The property has been kept in immaculate order by the present owners, with consistent improvement over the years, to include a splendid modern kitchen/breakfast room refitted in 2014, and the family bathroom refitted in 2018.

A well served bus stop is a short walk away. The property is within easy access of Tilehurst train station, Waitrose supermarket, and only a short drive from Pangbourne, with its many amenities, riverside pubs, restaurants, and shops.

Special features:

- Sitting room is spacious, with French doors directly opening onto the rear garden terrace, there is an open fireplace, presently concealed, which could be reinstated if required
- Kitchen and utility rooms has thermostatically controlled electrically heated floor tiles

- The splendid loft conversion completed in 2018, with lots of Velux windows flooding the room with natural light, this can be used as a bedroom, or a play room. Lots of eaves storage cupboards, and a further storage area
- Dining room is spacious with a pretty bay window overlooking the front
- Study is fully fitted, with workspaces for two, and a bay window overlooking the front
- Reception hall is spacious and light with oak effect flooring which continues into the dining room and cloakroom
- Principal bedroom has an ensuite shower room, and fitted wardrobes
- Guest bedroom has an ensuite bathroom, and fitted wardrobes
- Utility room with sink, and external door to side of property

Summary of accommodation: reception hall, dining room, study, cloakroom, sitting room, kitchen/breakfast room, utility room, 1st floor: 4 bedrooms, 2 ensuite shower rooms, family bathroom. 2nd floor: 5th bedroom/playroom.

Gardens: Front garden is laid to lawn with pretty flowerbeds and hedging to the front with a crazy paved stone path leading to the front door. Brick laid entrance drive with access to the detached single garage and parking for several cars.



Rear gardens have been landscaped with care, with a sun terrace, well-maintained lawns, raised flowerbeds and a rockery.

Local facilities: Purley-on-Thames has a thriving and active community and is perfectly situated to enjoy the best of the River Thames and surrounding countryside, whilst giving excellent transport links, and has shops and amenities nearby. There is a marina in Purley on Thames for the boating enthusiast, and lovely walks to be enjoyed in nearby Sulham woods.

There is a local well served bus route a short walk away and Tilehurst train station is nearby, giving fast train connections to London Paddington and Reading. Reading town centre is 5 miles, with a bus route via the Oxford Road to Reading and neighbouring towns and the M4 Junction 12 at Theale is just 4.5 miles (all distances are approximate). Within a few minutes driving distance, is an excellent Waitrose.

Pangbourne is only a short distance down the road by car and has a fantastic selection of specialist shops including a fine butcher, a cheese shop, organic farm shop, doctors and dental practices, pubs and restaurants.

Local schools: Walking distance Long Lane Primary School and also an easy walk to Denefield secondary school. Easy drive to Purley and Pangbourne primary

schools. Short drive to Pangbourne College, Bradfield College, The Oratory School, St Andrew's Prep, and Cranford House.

Directions: Upon entering Purley from Pangbourne, at the traffic lights turn right into Long Lane, and first left into Cecil Aldin Drive, then first left into Clairmore Gardens and number 9 is the second property on the right.

What3words: petal.noses.rent

Post Code: RG31 6YD

Tenure: Freehold

Services: Mains water, drainage, electricity, gas, water softner

EPC Rating: C

Local Authority & Council Tax Band: West Berkshire, Band G

Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale.





Viewing by arrangement
with vendor's agent;
Dudley Singleton & Daughter

No. 1 Station Road,
Pangbourne,
Berkshire, RG8 7AN

0118 984 2662
info@singletonanddaughter.co.uk

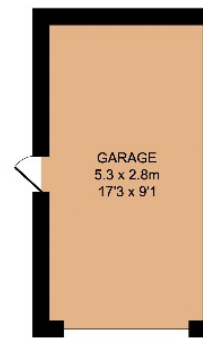
Websites:

singletonanddaughter.co.uk
rightmove.co.uk
onthemarket.com
mayfairoffice.co.uk

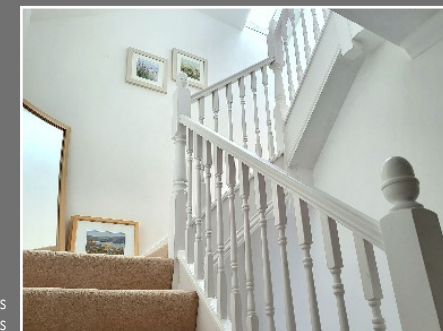
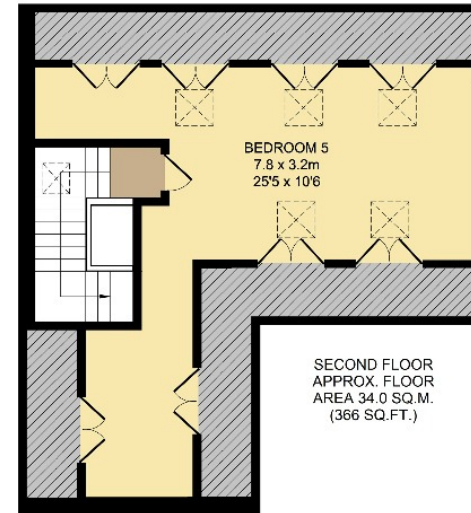
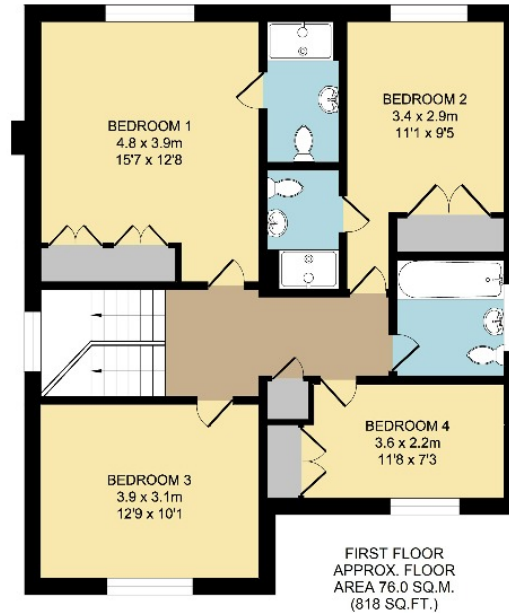
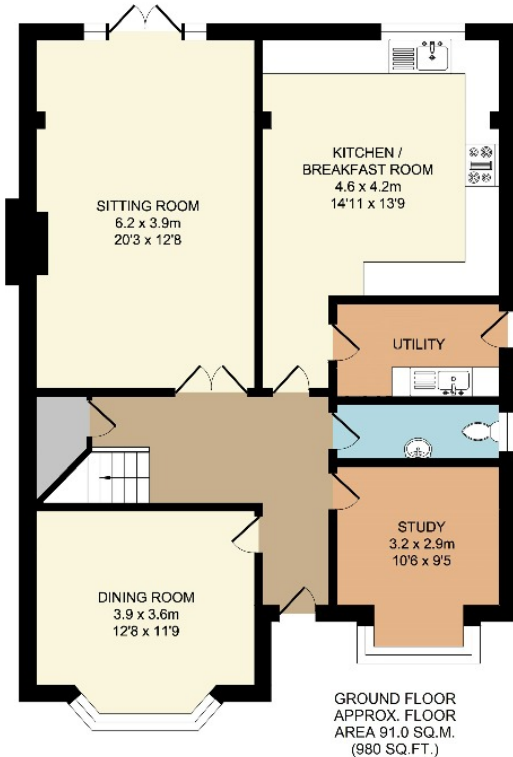
London Office:

Cashel House,
15 Thayer Street,
London, W1U 3JT

TOTAL APPROX. FLOOR AREA 215.0 SQ.M. (2315 SQ.FT.)
All 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. Not to scale. www.singletonanddaughter.co.uk



GARAGE
APPROX. FLOOR
AREA 14.0 SQ.M
(151 SQ.FT.)



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FIXTURES AND FITTINGS: The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or surveyor.





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