



Oak Tree Road, Tilehurst, Berkshire, RG31 6LA.

Price Guide £1,100,000 *Freehold*

5  3  4 

Spacious five bedroom home with 200ft garden in Oak Tree Road.

This substantial extended detached family home is situated on the highly sought-after Oak Tree Road and benefits from a stunning 200ft rear garden with delightful views overlooking Arthur Newbery Park.

The accommodation comprises five double bedrooms, four bathrooms, three reception rooms, and a spacious kitchen/breakfast room with a separate utility room, making it ideal for modern family living.

To the front of the property, there is an enclosed garden, driveway parking, and gated side access leading to a secure side driveway and a double garage/workshop. The private rear garden also features a substantial summer house, providing excellent additional space for leisure, entertaining, or home working.

Further benefits include double-glazed windows and gas-fired radiator heating throughout.

The property is conveniently located within a 10-minute walk of Tilehurst railway station, offering excellent transport links to London via Paddington and to Oxford city centre.

KEY FEATURES

- Substantial five bedroom detached home
- Four bathrooms
- 200ft garden with views over parkland
- Three reception rooms
- Double garage/workshop
- Secure parking
- Kitchen/breakfast room
- Views over Arthur Newbery park
- Walk to Tilehurst train station

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MATERIAL INFO

Tenure: Freehold

Council Tax Band: F

EPC rating: To be confirmed

 Ground Floor Building 1	 Floor 1 Building 1	Winkworth
 Floor 2 Building 1	 Ground Floor Building 2	Approximate total area⁽¹⁾ 263 m² 2832 ft² Reduced headroom 7 m² 75 ft²
 Ground Floor Building 3		(1) Excluding balconies and terraces Reduced headroom Below 1.5 m/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

<https://www.winkworth.co.uk/sale/property/REA260516>

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