



Winkworth

for every step...

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

£1,000,000 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
Term: 0 year and 0 months
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: F
EPC rating: C

Approximate total area⁽¹⁾263 m²2832 ft²

Reduced headroom

7 m²75 ft²

(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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	70 C	77 C
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below


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

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer. Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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