

1 Poplar Avenue, Tilehurst, Reading, RG30 4JH
Guide Price £425,000 Freehold

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Residential Sales & Lettings

- Grade II Listed Thatched Cottage
- Semi-Detached Character Home
- Exposed Beams And Timbers
- Kitchen/Breakfast Room And Utility
- Vaulted Main Bedroom And Landing/Study
- Dating From The 17th Century, Built In 1635
- Horncastle Conservation Area
- Living Room With Feature Fireplace And Gas Fire
- Ground Floor Bathroom
- Established Gardens With Summerhouse





Set within the Horncastle Conservation Area, this charming Grade II listed semi-detached thatched cottage dates back to 1635 and combines a wealth of 17th century character with beautifully established gardens. Exposed wall and ceiling timbers, a substantial fireplace and a vaulted main bedroom create an inviting home, complemented by a fitted kitchen/breakfast room, useful utility area and garden summerhouse. Conveniently positioned close to the A4 Bath Road, the property offers easy access to local shops, supermarkets, bus services and Calcot Golf Course, with routes into Reading Town Centre and towards Junction 12 of the M4 Motorway.

The ground floor features a welcoming living room measuring approximately 14ft by 14ft, where exposed beams and wall timbers reflect the cottage's historic charm. A gas fire designed to resemble a traditional real fire sits within a painted brick fireplace beneath a substantial timber mantel, providing an attractive focal point, whilst windows to both the front and rear allow natural light into the room. The adjoining kitchen/breakfast room blends modern convenience with traditional character. Shaker-style units are complemented by timber work surfaces, decorative tiled splashbacks and a built-in oven and hob. Space for a breakfast table beneath the staircase provides a pleasant setting for everyday dining. A separate hall/utility area offers further appliance space and leads to the ground floor bathroom, fitted with a white suite comprising a bath with shower attachment, wash basin with storage beneath and WC. Stairs rise to a versatile landing/study, currently arranged with a workspace and occasional sleeping area. This leads through to the generous main bedroom, where a vaulted ceiling and an impressive arrangement of exposed structural timbers create a particularly appealing room. Windows to both aspects enhance the light and airy feel, with ample space for bedroom furniture.

The beautifully established gardens are a standout feature of this delightful home. Areas of lawn are framed by abundantly stocked flower beds, mature shrubs, ornamental grasses and trees, creating a colourful and secluded setting. A paved pathway connects the different areas of the garden, whilst a generous terrace provides space for outdoor dining and relaxing. A charming summerhouse with glazed double doors offers a sheltered retreat overlooking the gardens, ideal for reading or enjoying a morning coffee. A greenhouse and timber shed provide further practical space for gardening and storage.

Please contact Sansome & George Estate Agents for further information or to arrange a viewing of this charming period home.

Reading Borough Council – Band D

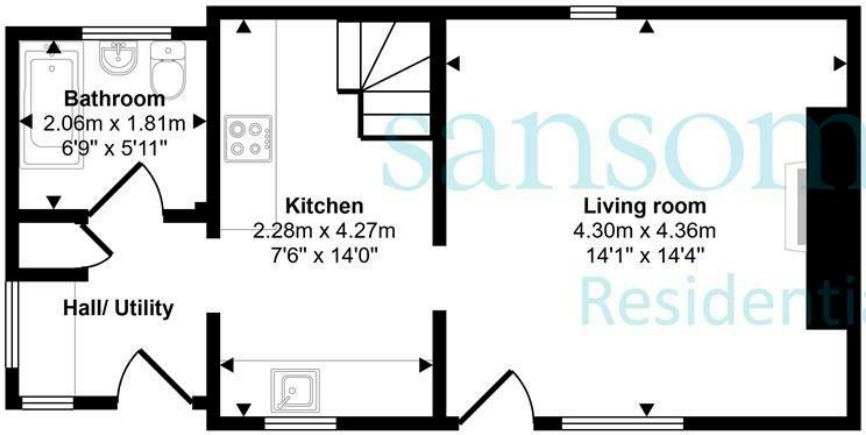
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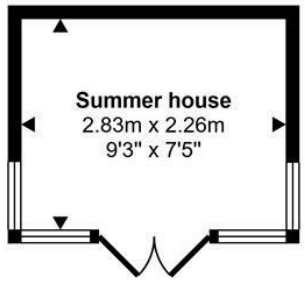
Approx Gross Internal Area
73 sq m / 781 sq ft



Ground Floor
Approx 37 sq m / 403 sq ft



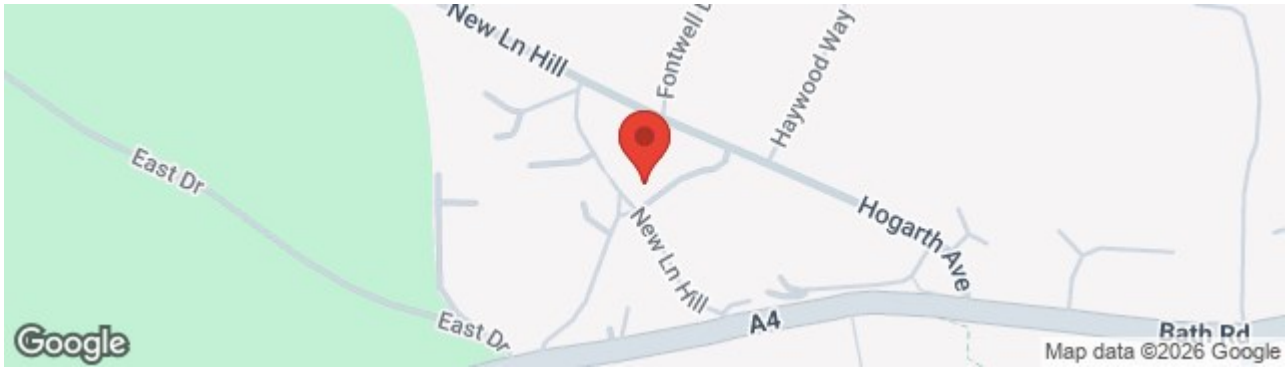
First Floor
Approx 29 sq m / 309 sq ft

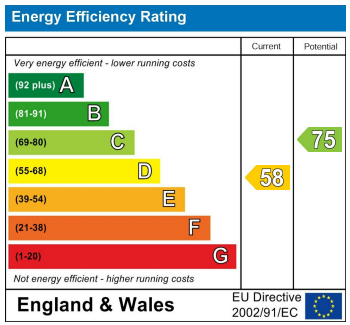


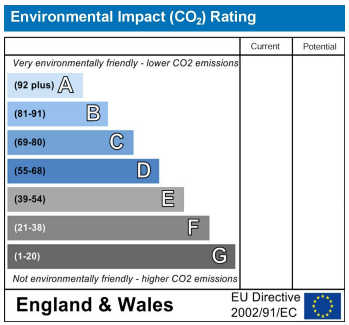
Summer House
Approx 6 sq m / 69 sq ft

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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