

# Vp

14 Rawlins Rise  
Tilehurst, RG31 6AF

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Guide price £625,000 Freehold



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# 14 Rawlins Rise

## DESCRIPTION:

VP - NO ONWARD CHAIN. This exquisite link-detached house offers a perfect blend of modern living and convenience. Built in 2016, this new build property spans an impressive 1,629 square feet and boasts a thoughtful layout that caters to both relaxation and entertainment.

Upon entering, you are greeted by two spacious reception rooms, providing ample space for family gatherings or quiet evenings. The heart of the home is the stylish kitchen/breakfast room, which flows seamlessly into a stunning sunroom/dining room, perfect for enjoying meals while overlooking the beautifully landscaped rear garden. This outdoor space is ideal for summer barbecues or simply unwinding in a tranquil setting.

The property features three generous bedrooms, including a master suite complete with an en suite shower room for added privacy. Bedroom two benefits from having Jack and Jill doors providing an en-suite for guests.

Morning routines will be a breeze for the whole family. A convenient downstairs WC adds to the practicality of the home.

For those with vehicles, the property offers off-road parking, along with a garage that has been transformed into a gym or additional storage space.

Location is key, and this home is within walking distance to Tilehurst train station, providing easy access to London and beyond. Additionally, local bus routes, amenities, schools, parks, and the picturesque River Thames are all within close reach, making this property an ideal choice for families and commuters alike.

In summary, this delightful home in Tilehurst presents a unique opportunity to enjoy modern living in a vibrant community. With its spacious interiors, beautiful garden, and excellent transport links, it is a must-see for anyone seeking a new place to call home. Council tax band - E

## SUMMARY OF ACCOMMODATION:

- NO ONWARD CHAIN
- OFF ROAD PARKING
- LANDSCAPED REAR GARDEN
- DOWNSTAIRS WC
- TILEHURST TRAIN STATION 0.4 MILES AWAY
- THREE BEDROOMS
- GYM/GARAGE
- SUNROOM/DINING
- 360 VIRTUAL TOUR
- PANGBOURNE VILLAGE CIRCA 2 MILES AWAY

## VIEWING STRICTLY BY APPOINTMENT:

### ADDITIONAL INFO:

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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1629 ft<sup>2</sup>  
151.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS (PMS 3C) standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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