



20 River Gardens • Purley-on-Thames • Berkshire

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A pretty 3 bedroom detached modern riverside property. This is an idyllic spot, overlooking the very beautiful broad reach of the River Thames, to the far bank the fields owned by the Mapledurham Estate, and wooded hillsides in the distance.

1,907 sq ft / 177 m²
(all measurements are approximate)

Tilehurst station 1.7 miles • Pangbourne 2 miles • Reading 5 miles
(all distances/timings approximate)

Your attention is drawn to the important notice on page 7





For the river lover and boating enthusiast this is a little part of heaven, as the property has just over 30 foot of river frontage with mooring and fishing rights, a wonderful open plan first floor living/kitchen/dining room with a wide balcony overlooking the river.

There are beautiful walks along the Thames Path, two minutes' walk to the local Mad Duck Café, the highly regarded village primary school, and frequent bus services to Reading Town centre, are all sited a few minutes away.

Tilehurst railway station with fast links to Reading, Paddington (Elizabeth Line), and Oxford, a large Waitrose supermarket, recreational facilities such as bowling, tennis and cricket clubs are all easily accessible.

Special features:

- The delightful open plan sitting/kitchen/dining room on the first floor, with spectacular views over the river. Two sets of bi-fold doors open onto a balcony, with room for table and chairs for summer entertaining. With windows on 3 sides, this is a very light and bright room at all times of the year
- Sitting room area has a gas fireplace, the kitchen is fully fitted with double oven, ceramic hob, fitted Neff dishwasher and lots of storage
- Mooring has electricity and water supply, with a pair of self-adjusting mooring bollards, reinforced concrete frontage to the river, and small area of lawn

- Ground floor garden/sitting room has two pairs of bi-fold doors giving access to the rear garden
- A large and very useful storage room on the ground floor, adjacent to the large garage
- First floor has 3 bedrooms; 2 doubles and a large single (presently used as a study), with main bedroom overlooking the rear garden, with an ensuite shower room
- Garage has plenty of storage areas, vent for tumble dryer, and the gas boiler
- Exterior windows are all primary double glazed, apart from the panel bulls eye window in the lower hallway
- All the doors to the first-floor rooms are in panelled oak
- Balcony has a gate to an external staircase to the driveway
- Ground floor walls have been cement rendered with tiled floors, all ground floor electrics are at waist height

Summary of accommodation:

Ground floor; Reception hall, garden/sitting room, large storage room, utility room, bathroom, tandem integral garage

First floor; Three bedrooms, ensuite shower room to bedroom 1, sitting/kitchen/dining room with balcony



Gardens: Rear garden with flower beds, ornamental tree, shrubs, rose trees, greenhouse, vegetable garden, lawn, and terrace. Access on both sides from the front garden.

Front entrance approached by a private gravel parking area with flower beds on both sides. Tandem integral garage. Parking for number of cars on driveway

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 to shops and amenities nearby.

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 measurements are approximate).

The village shop that incorporates an off-licence is within walking distance. Waitrose is situated a few minutes' drive away. Within a short driving distance is the thriving village of Pangbourne which has a fine selection of award-winning independent shops, a small supermarket, a health centre, dentists, a library, hairdressers, riverside pubs, and fine restaurants.

Schools: River Gardens is close to the Ofsted rated Purley Primary C of E School and is within the catchment is Denefield Secondary school. Pangbourne

College, Bradfield College and St Andrew's Preparatory School are within easy driving distance, as are The Oratory School, Downe House, Cranford House, Queen Anne's, and Moulsoford Preparatory School.

Directions: Upon entering Purley on Thames, pass over the first roundabout, straight over the traffic lights and take the next left into New Hill. Proceed over the railway bridge, bear right into St Mary's Avenue, and immediately left into Colyton Way, pass the off-licence and local shop, at the end, turn right into Wintringham Way, pass Purley Park social club on your left, proceed to the end of the road, pass the no entry sign, at the river bear round to the right and 20 River Gardens will be found a short distance along, on the right.

Post Code: RG8 8BX

What3words: tulip.beyond.intervals

Tenure: Freehold

EPC Rating: C

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

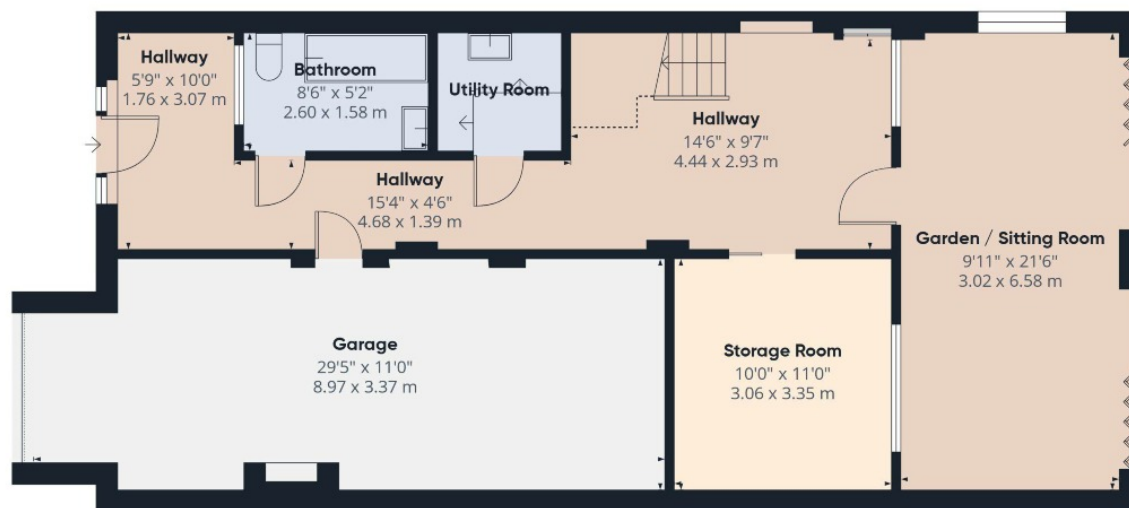
Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale.





Dudley
**Singleton
& Daughter**
The Country Agent





Floor 0



Floor 1

Approximate total area⁽¹⁾

1907 ft²
177.3 m²

Balconies and terraces

191 ft²
17.7 m²

Reduced headroom

26 ft²
2.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360

Some material information to note:

Mains water, electricity and drainage
Gas central heating (Worcester boiler)
Megaфло Heatrae Sadia pressured water system
Water softener
Alarm
Driveway parking for 4 cars, and a double, tandem integral garage
Accessibility; step free access from the street to the inside of the property
Fibre broadband FTTC
Property construction is brick under a tiled roof
It is not a listed building
Mobile signal is dependent on provider. Please refer to signalchecker.co.uk
There are no Tree Preservation Orders
For flood risk please refer to the Government register
The property is sold subject to any Wayleaves or easements, whether mentioned in these particulars or not



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Viewing by arrangement with vendor's agent; Singleton & Daughter 1 Station Road, Pangbourne, Berkshire, RG8 7AN
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