



6 Sherwood Place • Purley On Thames • Berkshire

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A splendid 4-bedroom, 3 reception room, detached family house. Positioned at the end of a very pretty and peaceful tree-lined close.

Constructed to a high standard, with first quality fittings throughout, tastefully designed and decorated, with spacious reception rooms.

Tilehurst station 1.5 miles • Pangbourne 1.7 miles • Reading 5 miles (all distances are approximate)
(all distances and times are approximate)

1,905 sq ft / 177 m²
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





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Constructed to a high standard, with first quality fittings throughout, tastefully designed and decorated, with spacious reception rooms.

The property is located within easy access of local schools, Tilehurst train station, Waitrose supermarket, and only a short drive from Pangbourne, with its many amenities, riverside pubs, restaurants, and shops. There are many nearby footpaths giving wonderful countryside and riverside walks.

Set on high ground in the upper part of Purley On Thames.

Special features:

- First floor views across the Thames Valley to the wooded hillsides of the Chilterns in the distance
- Spacious sitting room with pretty bay window, open fire with chimney, currently fitted with gas fuelled coal effect fire
- Kitchen overlooking the pretty rear gardens is fitted to a high standard with composite granite work-surfaces, and walk-through access to a breakfast room overlooking the rear gardens
- Utility room with plumbing for washing machine and vent for tumble dryer, door to side garden and attached double garage

- Dining room/family room with French doors to the conservatory
- Attractive double-glazed conservatory, with French doors opening onto the rear sun terrace
- Bedroom 1 has a bay window and a well-fitted ensuite shower room
- All bedrooms are doubles
- High levels of insulation and high-quality double-glazing throughout
- Alarm and water softener
- Part boarded attic above the garage with lighting
- Room for extension to the side (subject to LAPP)

Summary of accommodation: Reception hall, sitting room, dining room/family room, study/play room, conservatory, cloakroom, kitchen, breakfast room, utility room, 4 double bedrooms, family bathroom, ensuite shower room. Double garage.

Gardens: Well-maintained lawns and flower beds to the rear, with pretty gazebo with accessed via a bridge over the pond. Large paved patio to rear and side. High fencing giving security. To the front there is parking for a number of cars, lawned area to one side. Double attached garage with twin remote controlled up and over doors.

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, with shops and amenities nearby. There is a marina in



Purley on Thames for the boating enthusiast, and lovely walks to be enjoyed in nearby Sulham woods.

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 distances are approximate). Within a few minutes' drive, is an excellent Waitrose.

Pangbourne is a short distance down the road by car and has a fantastic selection of specialist shops including a fine butcher, cheese shop, organic farm shop, doctors, dental practices, pubs, and restaurants.

Local schools: Walking distance to Denefield secondary school and a short drive to Purley primary and Pangbourne primary schools. Short drive to Pangbourne College, Bradfield College, The Oratory School, St Andrew's Prep, and Cranford House.

Directions: Upon entering Purley from Pangbourne, pass the Merit Tyre station on your left, at the roundabout take the 3rd exit onto Sherwood Rise, turn left into Sherwood Place, take the 2nd left, and number 6 is on the right.

What3words: kinds.soccer.basic

Post Code: RG8 8RZ

Tenure: Freehold



Some material information to note:

Mains gas, Potterton gas fired boiler

Mains water, mains electrics, mains drainage

The property has driveway parking for 3 cars and a double attached garage

Accessibility; step free access from the street to the inside of the property

High speed broadband connected FTTC

Mobile signal is dependent on provider. Please refer to signalchecker.co.uk

This is a low-risk flood area

Property construction is brick built

It is not within a conservation area

It is not a listed building

There are some Tree Preservation Orders in place along the boundary - further details available upon request

We are not aware of any planning permissions in place which would negatively affect the property.

For details of any restrictive covenants please contact the selling agent.

EPC Rating: D

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

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

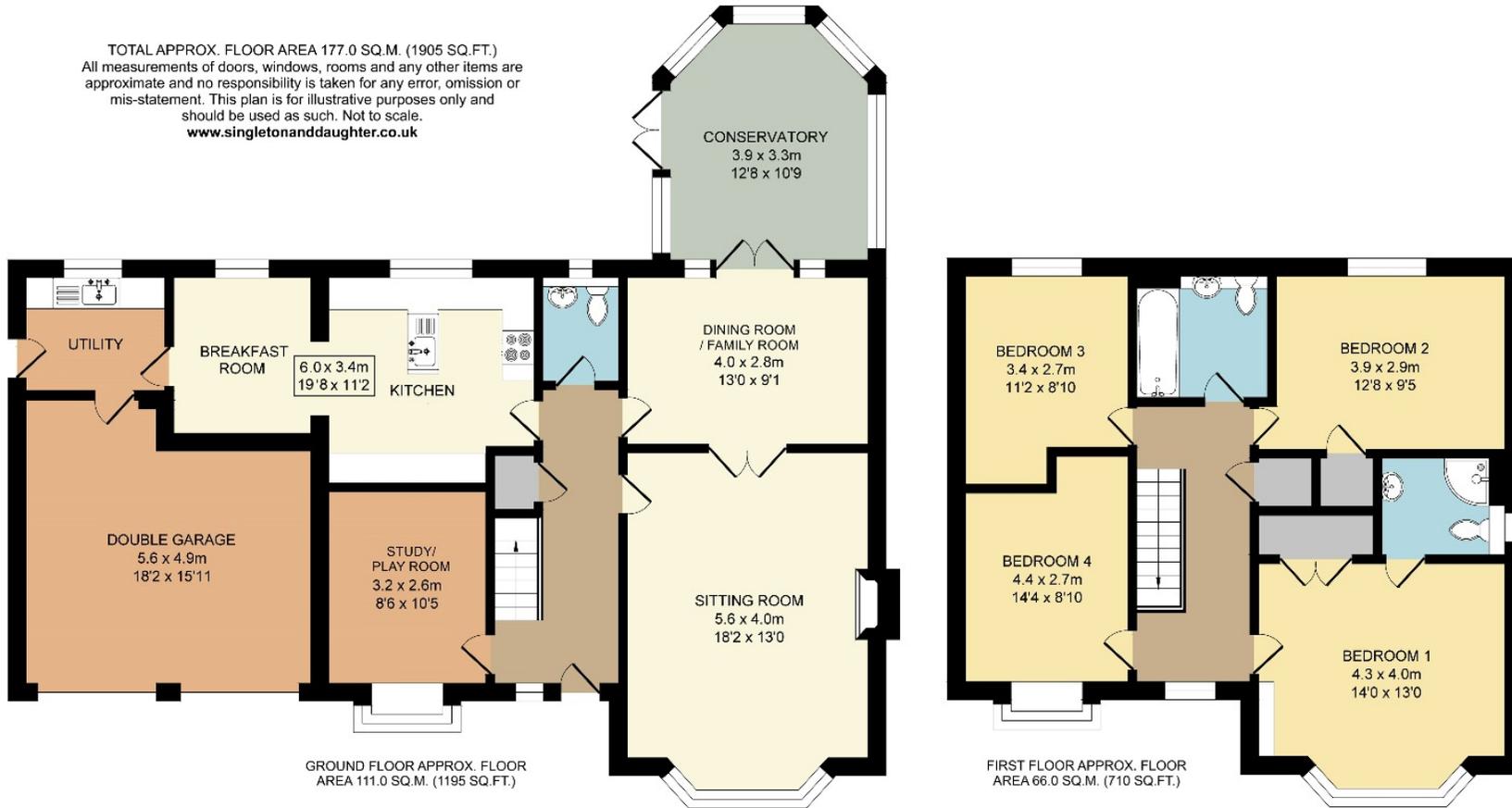




Dudley
**Singleton
& Daughter**
The Country Agent



TOTAL APPROX. FLOOR AREA 177.0 SQ.M. (1905 SQ.FT.)
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale.
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Viewing by arrangement
with vendor's agent;
Dudley Singleton & Daughter

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