



Purley Rise, Purley On Thames, Reading RG8 8DH

Welcome to

Purley Rise, Purley On Thames, Reading

Allen and Harris have pleasure in marketing this detached family home situated on an elevated position with views across to Mapledurham and The River Thames. Situated on the popular Purley Rise part section Purley On Thames within 1.5 miles of Pangbourne train station. No onward chain complications. The accommodation is arranged over two floor and comprises: entrance hall, 21ft sitting room, kitchen with integrated appliances and step down to 17ft dining room, utility room, ground floor shower/cloakroom and study/playroom, First floor landing gives access to three bedrooms and modern fitted family bathroom. Outside to the front is a large driveway with ample parking for 5/6 vehicles and garage, side access leads to the tiered garden being mainly laid to lawn, enclosed by fencing and offering a good degree of privacy.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Hall

Sitting Room

21' 8" x 11' 11" (6.60m x 3.63m)

Kitchen

11' 5" x 10' 9" (3.48m x 3.28m)

Dining Room

17' 3" x 11' 1" (5.26m x 3.38m)

Utility Room

8' x 5' (2.44m x 1.52m)

Shower/Cloakroom

Study/Playroom

11' 3" x 10' (3.43m x 3.05m)

Landing

Bedroom

18' 4" x 9' 4" narrowing to 9' 11" (5.59m x 2.84m narrowing to 3.02m)

Walk In Wardrobe

Bedroom

11' 8" x 10' 2" narrowing to 9' 4" (3.56m x 3.10m narrowing to 2.84m)

Bedroom

7' 9" x 7' 6" (2.36m x 2.29m)

Four Piece Bathroom

Garage

18' 1" x 8' 5" (5.51m x 2.57m)

Driveway

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- 1.5 Miles to Pangbourne Train station
- Fabulous Views Across to Mapledurham
- Large Driveway and Ample Parking
- Three Reception Rooms
- Three Bedrooms and Two Bathrooms

Tenure: Freehold EPC Rating: D
Council Tax Band: E

£650,000

Purley stretches from the hills to the meadows of the Thames; situated 2 miles from Pangbourne village bordered by the North Wessex Downs an Area of Outstanding Natural Beauty (AONB). Purley a village community, with a monthly farmers market has a Post Office/general store shop.

The property itself is set in a popular residential area overlooking fields and Purley Meadows and Mapledurham Lock and lies within the catchment area of Purley C of E primary school. Purley has a thriving and active community with two shops, a general store/Post office. The nearby village of Pangbourne offers a wealth of shops, restaurants, pubs and other amenities.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WLF104756 - 0005

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