



sansome  george

Starwood, 10 Mapledurham Drive, Purley On Thames, Reading, Berkshire, RG8 8BD
£550,000 Freehold

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Residential Sales & Lettings

- Individual detached house of 1370 sq. ft. (127 sq. m.)
- Desirable River side village location
- Entrance Hall with Cloakroom
- 21' Living Room leading to 21' Conservatory
- Balcony from Bedroom 3

- Delightful views over farm land to the front
- Close to regular bus service, circa 1 mile from train station
- Modern re-fitted Kitchen
- 4 Bedrooms and re-fitted Bathroom
- Southerly aspect rear garden, driveway and integral Garage

Enjoying a prime position overlooking farmland to the front and yards away from a beautiful stretch of The River Thames, this detached home enjoys well presented and balanced accommodation complemented by a delightful rear garden. Situated on a well regarded no thru road in this popular semi rural village, this desirable property is within minutes walk of local shop, recreation ground, riverside cafe, regular bus service and reputable primary school. As well as miles of open countryside in an area of outstanding natural beauty, Mapledurham Lock, Mapledurham House with Watermill are all within minutes walk with the neighbouring village of Pangbourne being just over 2 miles to the west. Tilehurst Train Station (London Paddington, Oxford, Reading) is also conveniently just over 1 mile away.

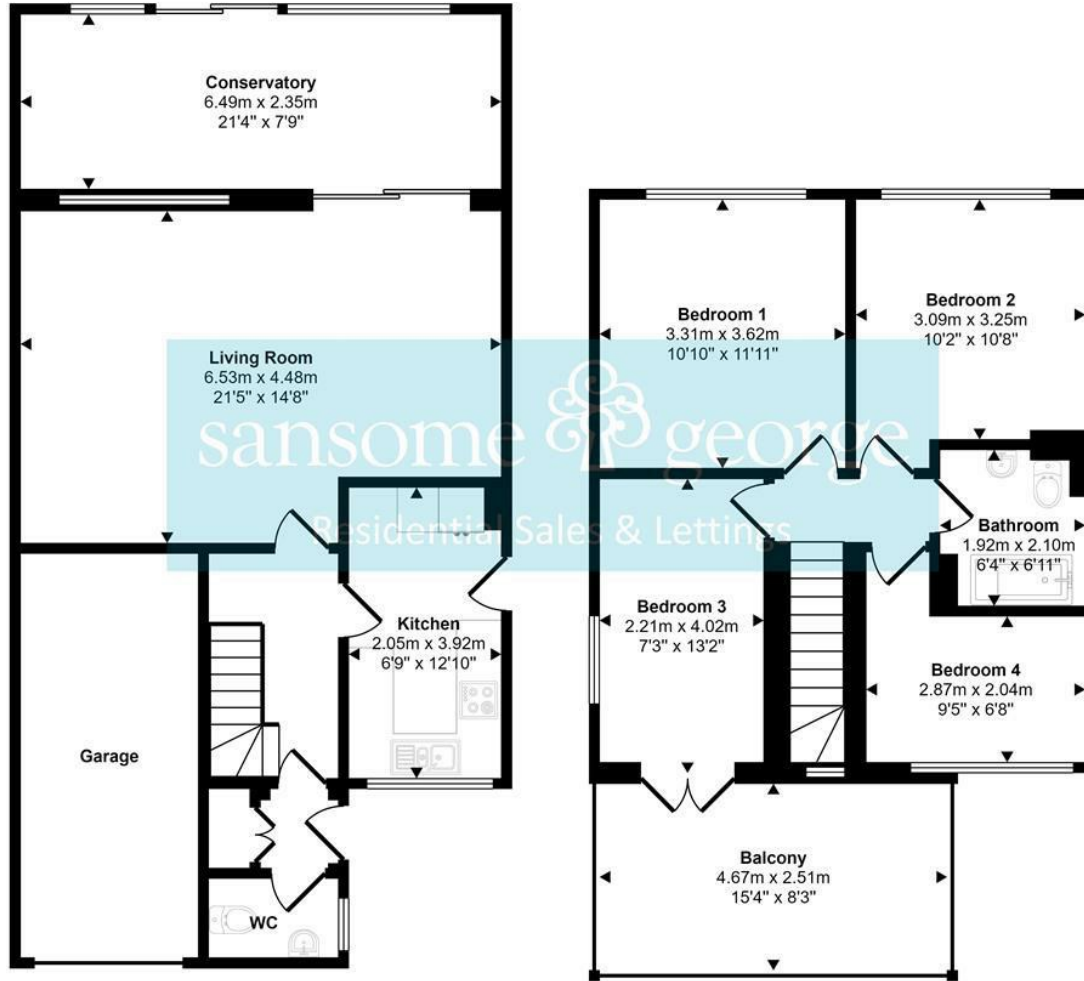
Having been tastefully updated and maintained by the current owners, this superb home is approached via driveway providing parking for 2 cars, access to integral single garage and useful secure gated side access to the rear garden. 2 steps rise to a paved area with front door opening to the entrance hall with built in cloaks cupboard and doors leading to hallway and a handy ground floor W/C. From the hallway, stairs rise to the first floor and doors open to Living Room and a separate well appointed modern kitchen which includes integrated eye level oven, ceramic hob with extractor over, ample storage and work top space and boasts lovely views over the fields to the front. The sizable living room is flooded with natural light with Patio doors opening to a full width conservatory with Patio doors to the rear garden. On the first floor, the central landing services 4 bedrooms and a stylish re-fitted fully tiled family bathroom which includes shower over bath. All 4 bedrooms are well proportioned and also enjoy good natural light with bedroom 3 enjoying front aspect French doors opening to a generous balcony with wrought iron railings and affording further views to front. The well tended and established rear garden is another superb and notable feature of this fine home. A paved patio spans the rear of the property and adjoins a mainly lawned garden with flower and shrub beds, all enclosed by wooden fencing. There is also an additional enclosed vegetable garden and a garden shed.

Please contact Sansome & George Estate Agents to discuss this delightful home in more detail or to arrange a viewing appointment at your earliest convenience.

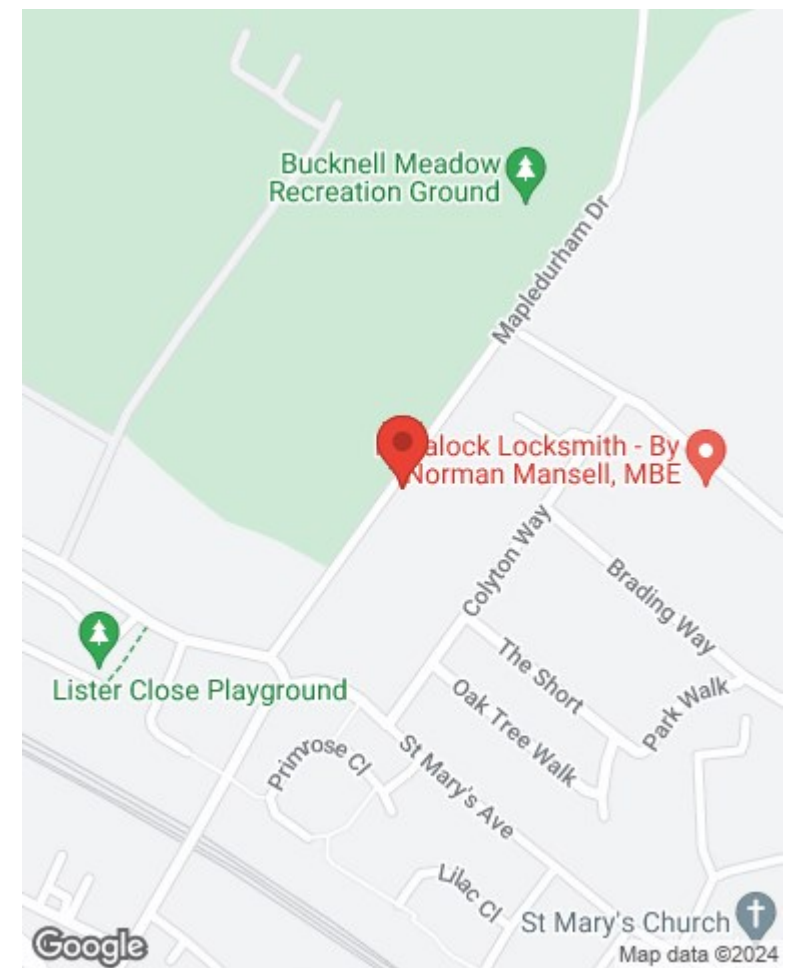
West Berkshire Council - Band E



Approx Gross Internal Area
127 sq m / 1370 sq ft



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.

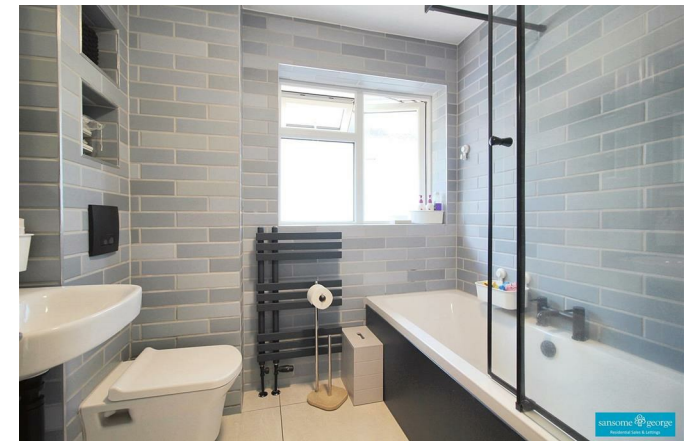


Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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