



sansome  george

3 Farmiloe Close, Purley On Thames, Reading, Berkshire, RG8 8DZ
Guide Price £800,000 Freehold

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Residential Sales & Lettings

- Extended Four Bedroom Detached Home
- Kitchen/ Breakfast Room
- Family Room & Study
- Converted Double Garage
- Ample Driveway Parking

- Open Plan Living Room
- Utility Room & Separate Cloakroom
- En-Suite Shower Room To Bedroom 1
- Fully Enclosed Landscaped Rear Garden
- Sought After Location

Finished to a superb standard throughout, this stunning and extended detached home is one of just three properties located in a sub-cul-de-sac in the sought after Purley Beeches area on the very far western fringes of a suburb of Reading, neighbouring Pangbourne. Bordering miles of open countryside in an area of outstanding natural beauty and a picturesque stretch of The River Thames, local shops, reputable schools and frequent bus services are all situated close by. Tilehurst Train Station approx. 15mins walk offers links to Reading Main Line, London Paddington and Oxford and Pangbourne with a further wealth of amenities is circa 2 miles away.

Having been extended and enhanced by the current owners, the property is beautifully maintained throughout. Approached via block paved driveway providing parking for several vehicles, the property is enveloped by well tended gardens. The former detached double garage has been converted into a home studio, currently fitted as a second kitchen but can easily be adapted to suit a range of other uses to include potential for a self contained annexe (subject to necessary consents).

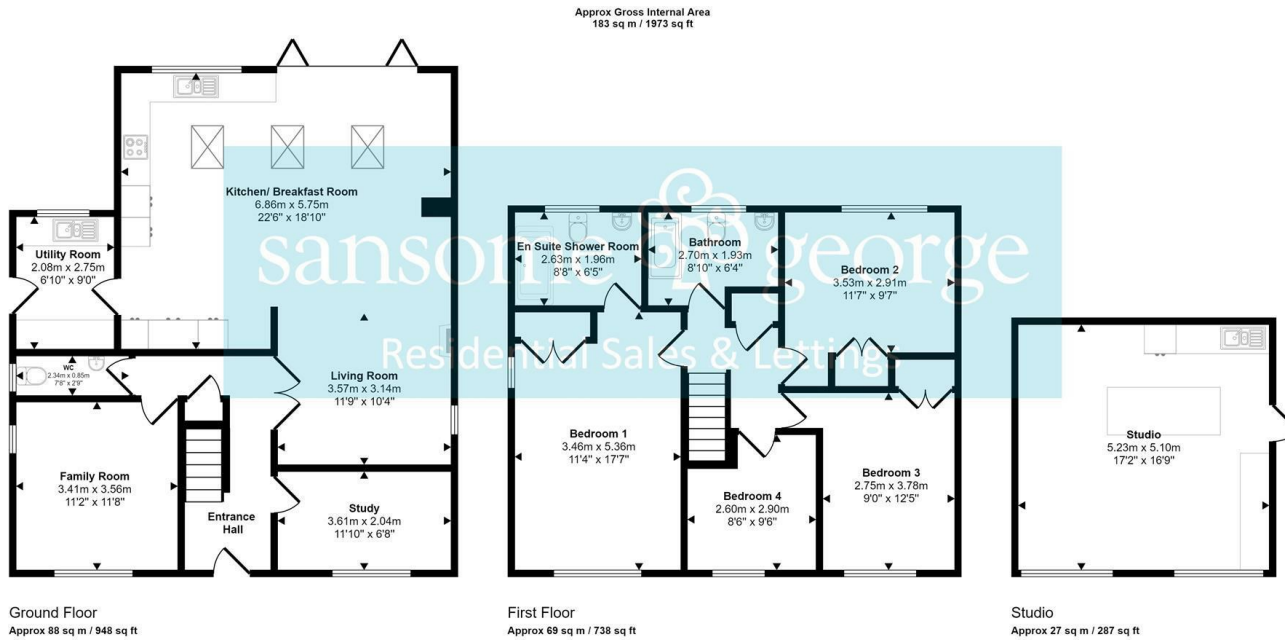
The main house offers well planned accommodation totalling 1973sq. ft./ 183sq m all presented in immaculate condition. The front door opens to a central entrance hall where stairs rise to the first floor and doors lead to cloakroom, three separate principal reception spaces comprising front aspect study, separate dual aspect family room and a living area which opens to a delightful and well appointed kitchen/breakfast room providing a sought after and practical open plan environment. Bi-folding doors open to the rear garden and a door leads to a useful utility room with side aspect courtesy door to the garden. The first floor landing services four good sized bedrooms and a separate family bathroom with contemporary white suite including shower over bath. The dual aspect main bedroom features built in wardrobes and a fully tiled modern en-suite with walk in shower and vanity unit.

Outside, well tended gardens surround the property which are mainly laid to lawn with established planted hedging to the frontage. A secure gate from the driveway opens to a secluded paved patio area outside the utility room door and opens to the main rear garden which is enclosed by painted wooded fencing with with a second paved patio in front of the bi-folding doors.

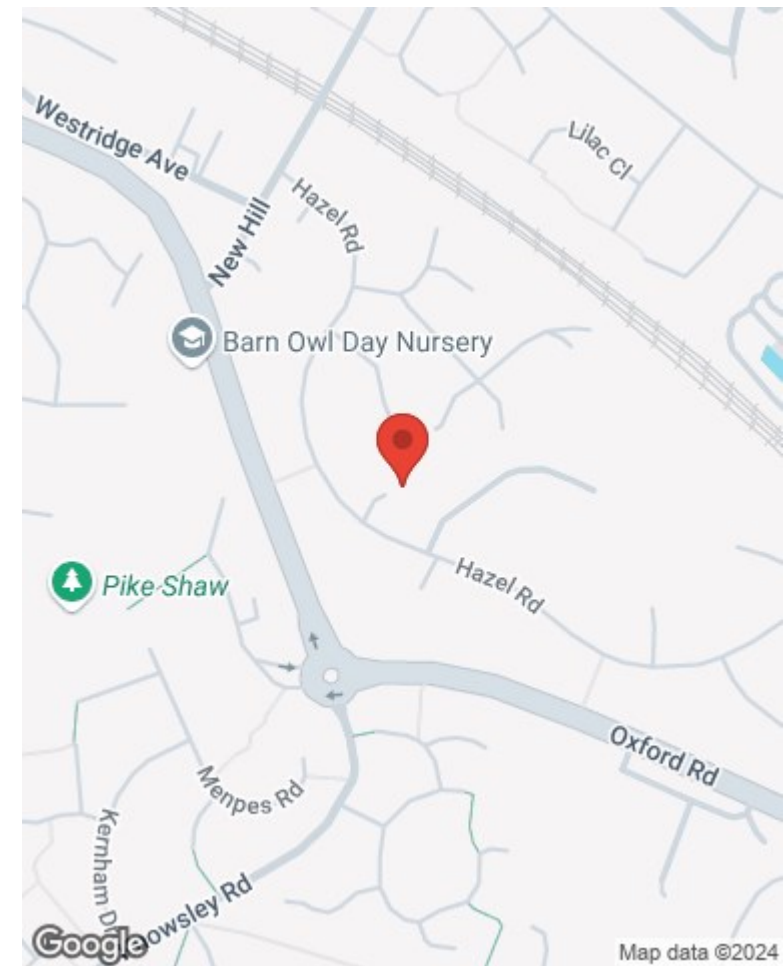
This outstanding and much loved home must truly be seen to be appreciated. Please contact Sansome & George Estate Agents at your earliest opportunity to arrange a viewing appointment or for any further information.

West Berkshire Council - Band F





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.

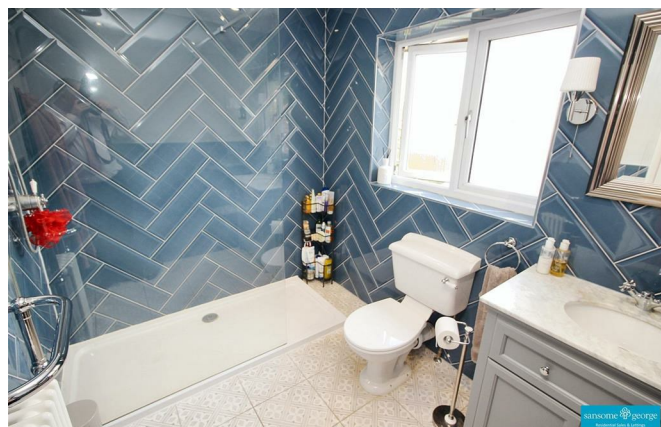


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	73	83

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com