



**6 River Gardens, Purley-on-Thames, Purley-on-Thames, Berkshire, RG8 8BX**  
**£950,000 Freehold**

**sansome & george**  
Residential Sales & Lettings



- Unique Detached Elevated Bungalow Located on The River Thames
- Private Mooring & Fishing Rights
- 2 Shower Rooms & Family Bathroom
- UPVC Double Glazing
- Versatile Space At Ground Level - Beneath The Living Accommodation
- Impressive Views Over The River & Mapledurham
- 3 Bedrooms & 4 Reception Rooms
- Gas Radiator Central Heating
- Double Width Parking To The Front
- Well Maintained Garden

A rare opportunity to acquire a unique and very individual detached riverside residence, offering breath taking views across the Thames and Mapledurham.

Scenic walks to Pangbourne village hosting a wealth of independent shops and businesses, frequent bus services to Reading town centre and Tilehurst railway station, with links to central London and Oxford, are all minutes away. The village of Purley benefits from an outstanding Church of England primary school, popular Mad Duck café, two social clubs, St Marys Church, community barn and excellent recreational facilities including local tennis, cricket and bowls clubs.

This fine elevated Bungalow comprises entrance hall, family bathroom, shower room, inner hall, living room, kitchen, dining room, utility and three good sized bedrooms. The property features UPVC double glazing, gas radiator central heating, boarded loft area, water softener and solar panels which serve the hot water system.

Beneath the main living accommodation it offers versatile space including a sizeable store room, workshop/office, utility area, wash room, shower room, family room and a good sized garden room with direct access onto a fabulous patio and generous sized garden. The garden is mainly laid to lawn with various flower and shrub borders, enclosed by wood panelled fencing and a low level wall with twin gates, leading to the river bank (included in the sale however, on a separate title). The property has the added advantage of private mooring and fishing rights.

To the front there is a double width driveway with gated side access, leading to an enclosed paved patio area.

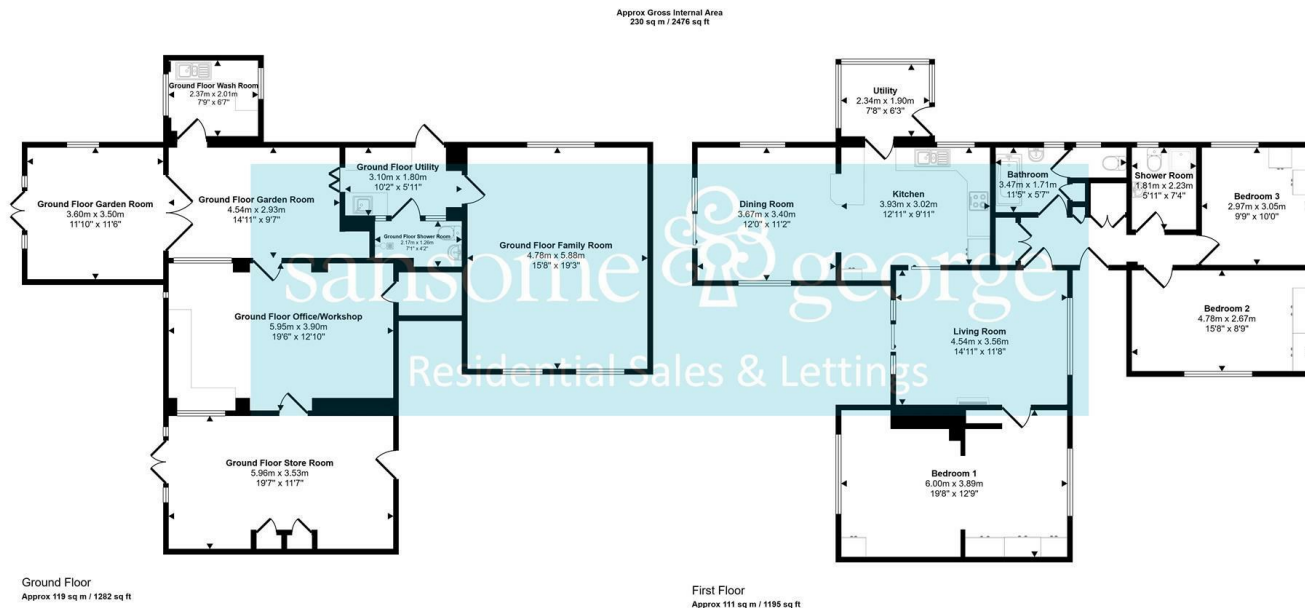
Please contact Sansome & George Tilehurst office to arrange a viewing.

Council Tax Band E - West Berkshire.

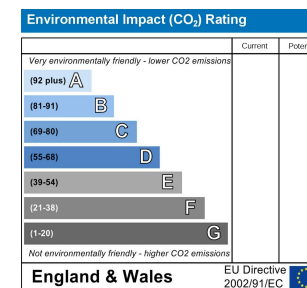
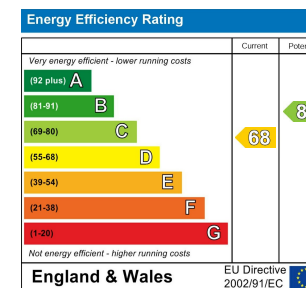
River Bank - Separate Title Deed

Flood Risk: The Ground level space beneath the living accommodation has previously flooded however, never affects the main living accommodation.





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 misstatement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Make Snaggy 360.



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