



**25 River Gardens, Purley On Thames, Reading, Berkshire, RG8 8BX**  
**£950,000 Freehold**

**sansome & george**  
Residential Sales & Lettings



- Impressive Riverside Residence
- Spacious Front Aspect Kitchen Breakfast Room
- 4/5 Bedrooms (Optional Study)
- First Floor Shower Room
- Beautifully Designed & Maintained Gardens
- L-Shaped Open Plan Living & Dining Room
- Ground Floor Bathroom & Two First Floor En Suites
- Impressive Bedroom with Balcony With Stunning Views
- Parking with rotating turning Circle & Electric Sliding Gates
- Private Mooring With Floating Pontoon & Fishing Rights

A stunning contemporary riverside detached residence located in a private no-through road position, offering a generous frontage with private mooring and fishing rights. Picturesque walks along the banks of the Thames to Pangbourne village which hosts a wealth of local independent shops and businesses, highly regarded Church of England primary school, local Mad Duck Cafe and frequent bus service to Reading Town centre, are all sited minutes away.

Tilehurst railway station with links to central London and Oxford, Waitrose supermarket, community barn with excellent recreational facilities such as local tennis and cricket clubs are also easily accessible.

Accommodation comprises entrance hall leading to a L-Shaped open plan living/dining room, impressive front aspect kitchen breakfast room and bathroom all with a natural light stone flooring throughout. Stairs rise to the first floor landing which services 4/5 bedrooms (bedroom 5 being an optional study). The main bedroom features a walk-in wardrobe and an en suite shower room. In addition, there is a modern style balcony, which links to bedroom 4 and offers breathtaking scenic views across the river Thames, Mapledurham and the South Oxfordshire Chilterns.

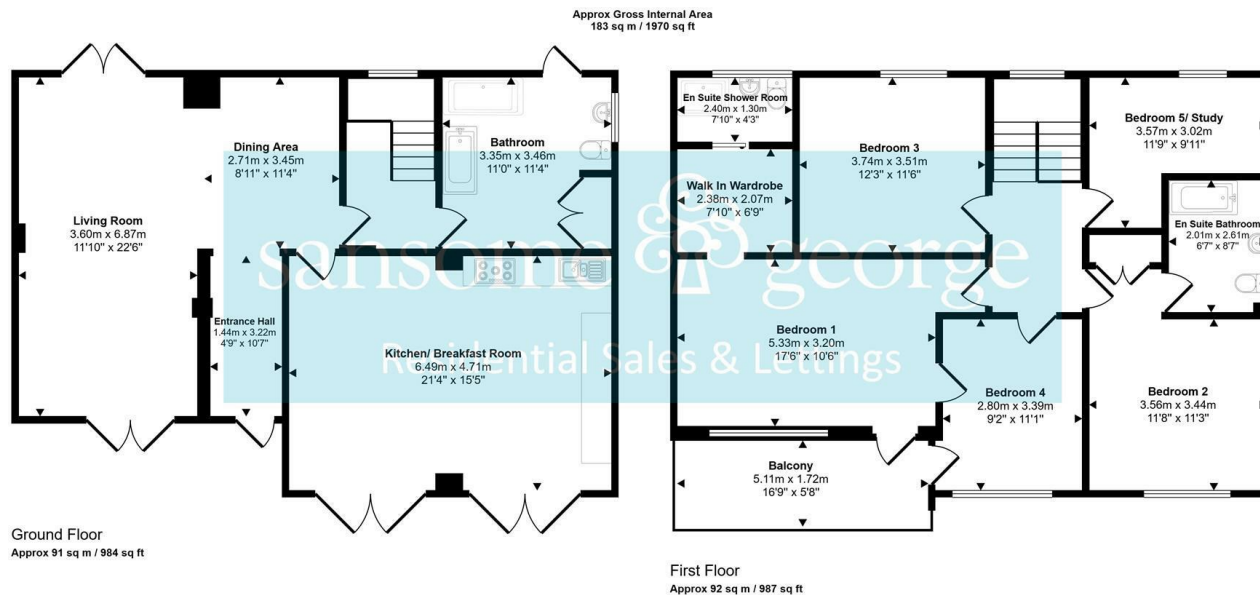
To the rear is a low maintenance garden featuring a hot tub with side access leads to a beautifully 'Ann Pearce' designed contemporary riverside garden with a York stone paved area, laid to lawn section with various flowers and box hedging leading onto a resin driveway with a 360 degree spinning turning circle for one vehicle which is enclosed by high quality lo level electrically controlled sliding gates.

This fine home has the added advantage of private river bank leading to a floating Poralu Pontoon, which is beneficial for easier access directly to the water.

Please contact Sansome & George Tilehurst on 0118 942 1500 to arrange an appointment to view.

Council Tax Band G - West Berkshire.





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) <b>A</b>                          |                         |                         |
| (81-91) <b>B</b>                            |                         |                         |
| (69-80) <b>C</b>                            |                         |                         |
| (55-68) <b>D</b>                            |                         |                         |
| (39-54) <b>E</b>                            |                         |                         |
| (21-38) <b>F</b>                            |                         |                         |
| (1-20) <b>G</b>                             |                         |                         |
| Not energy efficient - higher running costs |                         |                         |
| England & Wales                             | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                         |
|---|-------------------------|-------------------------|
|   | Current                 | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                         |
| (92 plus) <b>A</b>  |                         |                         |
| (81-91) <b>B</b>  |                         |                         |
| (69-80) <b>C</b>  |                         |                         |
| (55-68) <b>D</b>  |                         |                         |
| (39-54) <b>E</b>  |                         |                         |
| (21-38) <b>F</b>  |                         |                         |
| (1-20) <b>G</b>   |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                         |
| England & Wales   | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

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