



sansome george

11 Oak Tree Walk, Purley On Thames, Reading, RG8 8BN
£475,000 Freehold

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Residential Sales & Lettings

- Four Bedroom Detached Home
- Rear Aspect Living Room
- Kitchen
- Gas Radiator Central Heating
- Integral Garage

- Ground Floor WC/Utility
- Conservatory
- Shower Room
- UPVC Double Glazed Windows
- Ample Driveway Parking



Situated along an unadopted road in the highly sought after village of Purley on Thames, this attractive four bedroom detached home offers spacious and versatile accommodation perfectly suited to modern family living. The property enjoys a peaceful setting while remaining conveniently positioned for a wide range of local amenities, excellent transport links and beautiful countryside walks along the River Thames.

Purley on Thames continues to be one of the most desirable villages on the western fringes of Reading, appreciated for its strong sense of community, picturesque surroundings and excellent accessibility. Within close proximity are local shops for day to day essentials, a regular bus service providing easy access into Reading town centre and miles of scenic riverside walks ideal for walking, cycling and outdoor leisure pursuits. The ever popular Mad Duck Café is nearby offering a welcoming destination for coffee and dining, while families will appreciate the highly regarded Church of England primary school within the village. The neighbouring village of Pangbourne is also easily accessible and provides an excellent selection of independent shops, restaurants, public houses and further amenities. For commuters, Tilehurst railway station is within convenient reach and offers direct rail services into Reading and London Paddington.

The accommodation is well proportioned throughout and begins with a welcoming entrance hall providing access to the principal ground floor rooms. The rear aspect living room is a particularly appealing space filled with natural light and enjoying pleasant views over the garden, creating an ideal setting for both relaxing and entertaining. Flowing from the living room is a conservatory which offers additional reception space and provides an excellent connection between the house and the garden. The kitchen is positioned to the side of the property and offers ample storage and workspace for everyday family living. A useful ground floor WC combined with utility area adds practicality, while a separate shower room further enhances the flexibility of the accommodation. To the first floor are four well sized bedrooms offering comfortable accommodation for growing families, guests or those requiring home office space. The property benefits from gas radiator central heating and UPVC double glazed windows throughout, ensuring warmth and energy efficiency.

Externally the property continues to impress with an integral garage complete with light and power, providing excellent potential to convert (subject to planning consents) To the front there is ample driveway parking for several vehicles, while the enclosed rear garden offers a private outdoor space ideal for children, entertaining or simply enjoying the peaceful surroundings. Side access adds further convenience and practicality.

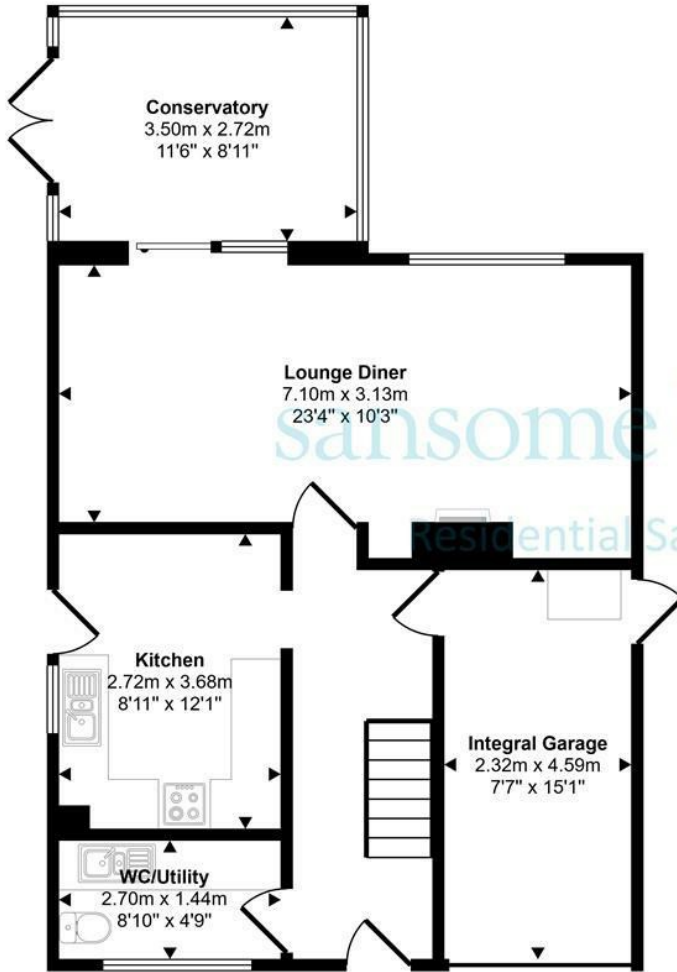
This is a wonderful opportunity to acquire a spacious detached family home in a prime village location combining countryside charm with excellent convenience and connectivity.

Please contact Sansome & George Tilehurst office to arrange an appointment to view.

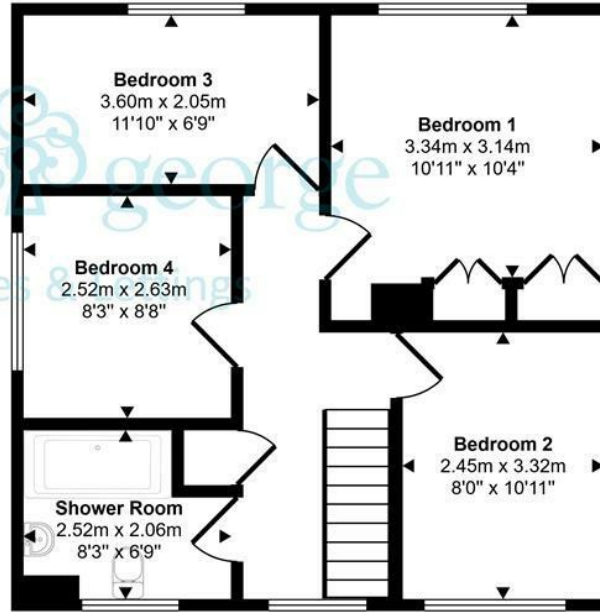
Council Tax Band E - West Berkshire



Approx Gross Internal Area
119 sq m / 1278 sq ft

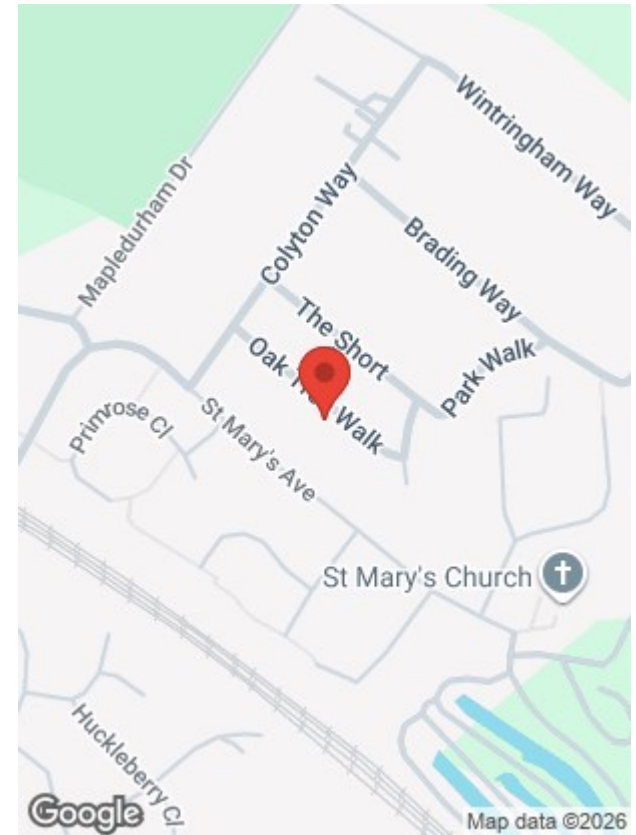


Ground Floor
Approx 69 sq m / 738 sq ft



First Floor
Approx 50 sq m / 540 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	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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