



sansome & george

**6 Oak Tree Walk, Purley On Thames, Reading, RG8 8BN**  
**Guide Price £475,000 Freehold**

**sansome & george**  
Residential Sales & Lettings

- Three Bedroom Detached Family Home
- Quiet Position Along Unadopted Road
- Separate Front Aspect Dining Room
- Timber Home Office And Garage
- UPVC Double Glazing And Gas Central Heating

- Sought After Purley On Thames Location
- Spacious Living Room With Garden Access
- Landscaped Low Maintenance Rear Garden
- Driveway Parking
- Excellent Access To Pangbourne, Tilehurst Station And Reading

Offered to the market is this well presented three bedroom detached family home, situated along an unadopted road in the highly sought after village of Purley on Thames. Offering spacious and versatile accommodation, the property is ideally suited to modern family living and enjoys a peaceful setting whilst remaining conveniently positioned for a wide range of local amenities, excellent transport links and beautiful countryside walks along the River Thames.

Purley on Thames is one of the most desirable villages on the western fringes of Reading, renowned for its strong sense of community, picturesque surroundings and excellent accessibility. Within easy reach are local shops for everyday essentials, regular bus services providing convenient access to Reading town centre and miles of scenic riverside walks, perfect for walking, cycling and outdoor leisure pursuits. The ever popular Mad Duck Café is close by, offering a welcoming destination for coffee and dining, whilst 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, cafés, restaurants, public houses and further amenities. For commuters, Tilehurst railway station is within convenient reach and offers direct rail services to Reading, London Paddington, Oxford and Didcot.

The accommodation comprises a welcoming entrance hall with stairs rising to the first floor and a cloakroom. There is a front aspect dining room, a spacious rear aspect living room with doors opening onto the rear garden, and a fitted kitchen featuring a range of eye and base level units, ample work surface space and a UPVC double glazed door providing further access to the landscaped rear garden. The first floor offers three well proportioned bedrooms, all serviced by a modern family bathroom fitted with a shower over the bath. Further benefits include UPVC double glazing throughout and gas radiator central heating.

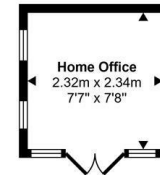
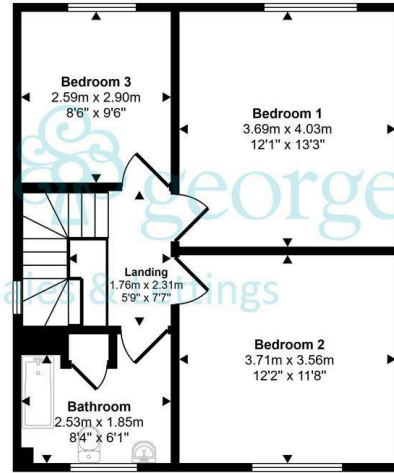
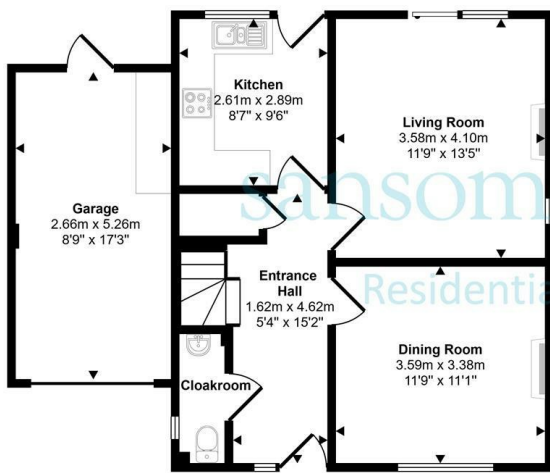
Externally, the property enjoys a fully enclosed, low maintenance rear garden featuring a full width patio, an artificial lawn and a raised decking area, ideal for outdoor entertaining. A timber outbuilding provides an excellent home office or hobby room. The garage benefits from power, an up and over door and internal access from the rear garden. To the front, the property offers driveway parking leading to the garage.

To arrange a viewing or for further information, please contact sole selling agents Sansome & George Tilehurst.

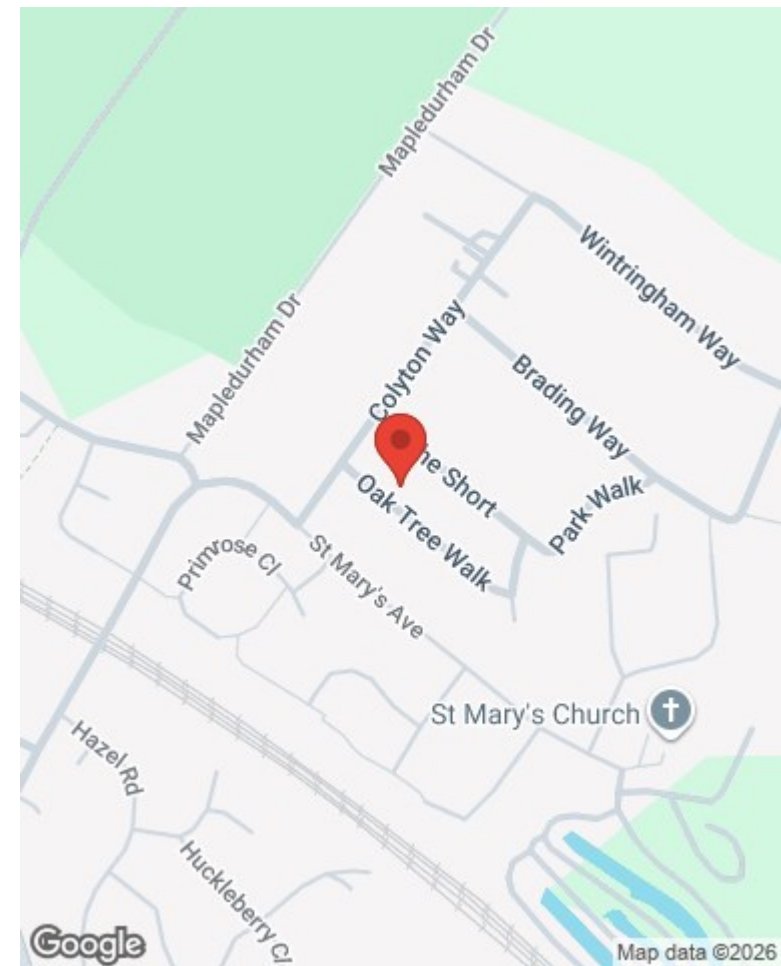
West Berkshire Council Tax Band D.



Approx Gross Internal Area  
118 sq m / 1270 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.

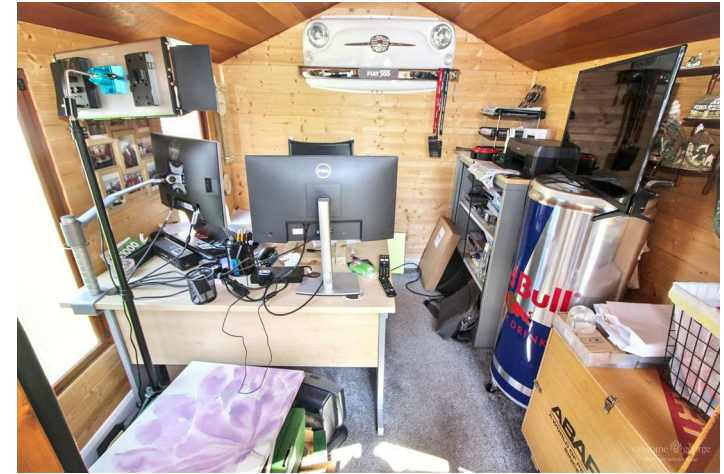


| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (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 <sub>2</sub> ) Rating                  |  |  | Current                 | Potential |
|---|--|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |  |                         |           |
| England & Wales   |  |  | EU Directive 2002/91/EC |           |

Misrepresentation and Misdescriptions Acts

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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN  
0118 942 1500 - [reading@sansome-george.com](mailto:reading@sansome-george.com)