



1 RIVER GARDENS

PURLEY ON THAMES ♦ BERKSHIRE



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Central Reading - 4 miles ♦ M4/J12 at Theale - 4 miles

♦ Goring on Thames - 6 miles ♦ Henley on Thames - 12 miles ♦

Newbury - 11 miles ♦ Oxford - 24 miles

(Distances approximate)

Enjoying an exceptional riverside setting, 1 River Gardens is a substantial and beautifully appointed family home occupying a wonderful position with magnificent riverside views. The property benefits from approximately 60 ft of river frontage, with mooring and fishing rights and direct access to the river and nearby footpaths.

♦ Approximately 60 ft of River Thames frontage

♦ Private mooring & fishing rights

♦ Direct footpath and river access

♦ Living room with extensive floor-to-ceiling glazing and log-burning stove

♦ Dining room with French doors opening onto the rear garden

♦ Principal bedroom with outstanding river views and excellent storage

♦ Detached double car port with power

♦ Spacious shingle driveway

♦ Swimming pool

♦ Rear garden with vegetable beds, outdoor kitchen and covered decking area

♦ Detached annex with three rooms, cloakroom and Cat 6 cabling

SITUATION

Located just three miles to the North West of Reading is the thriving village of Purley on Thames, which stretches from the wooded hills of Tilehurst down to the scenic water meadows of the River Thames, sitting directly opposite Mapledurham House and Lock. The village is bordered by the North Wessex Downs and the Chilterns, both designated as “Areas of Outstanding Natural Beauty”. Steeped in history, Purley evolved from three ancient Anglo-Saxon manors—Purley Magna, Purley Parva, and Purley La Hyde - and features historic architectural treasures such as the 1608 Purley Hall (once leased by Warren Hastings) and the Grade II* listed Purley Park Mansion designed by James Wyatt. At the historic heart of the village sits St Mary's Church, originating from the 12th century and beautifully rebuilt in 1870 by G.E. Street.

The lower portion of the village boasts excellent riverside assets, including a marina for boating and sailing enthusiasts, and beautiful public walking routes that lead directly into nearby Sulham Woods.

While maintaining a peaceful, semi-rural character, Purley has a highly active community centred around venues like the Memorial Hall, the 18th-century Goosecroft Barn, and the Purley Sports and Social Club, which hosts cricket, football, and tennis facilities. Local conveniences include two general stores, a newsagent, and the welcoming Mad Duck Cafe, while extensive shopping and healthcare are easily accessed in neighbouring Pangbourne and Reading. For commuters, the village benefits from superb transport links, with Tilehurst mainline station located within a mile, providing fast services to Reading and direct access up to London Paddington.

Excellent schooling is available within the village, including Purley C of E Primary School and Denefield School, while premium independent options such as Pangbourne College, Bradfield College, and The Oratory are all within very easy reach.

PROPERTY DESCRIPTION

The house is particularly notable for its fabulous river views, with extensive glazing to the principal living room and outstanding outlooks from the bedrooms. Thoughtfully designed to maximize its enviable position, the property provides generous and versatile accommodation, complemented by landscaped gardens, a swimming pool, and a detached 3 room annex with a cloakroom.

A wonderful combination of space, tranquility and riverside amenities, 1 River Gardens offers an exceptional family home with opportunities for relaxation, entertaining and outdoor pursuits.

A welcoming entrance hall providing access to the principal reception rooms and first-floor accommodation.

The Living room is a magnificent reception space designed to take full advantage of the property's exceptional riverside position. Extensive floor-to-ceiling glazing provides spectacular views over the River Thames, while a log-burning stove creates a welcoming focal point.



The Dining Room is a well-proportioned with French doors opening onto the rear garden, creating a seamless connection between the indoor and outdoor entertaining spaces.

The study is a versatile room, formerly used as a cinema room and retaining the projector and screen. The room is equally suited to home working, relaxation or further entertaining space.

There is a comprehensively fitted kitchen incorporating a five-burner gas hob, multi-oven, warming oven and dishwasher, providing a practical and well-equipped space for everyday family living and entertaining.

There is a utility room fitted with useful storage cupboards, and space for a washing machine and tumble dryer. The room also provides side access to the garden.

Upstairs there is a particularly impressive principal bedroom enjoying outstanding views across the River Thames. The bedroom offers generous space and excellent storage, with a beautifully presented ensuite bathroom with freestanding bath and separate cubicle recently installed. An integrated Sonos sound system is also installed in both rooms.

Additionally; there is a spacious wet room incorporating electric pump showers and useful additional storage.

There are 3 further double bedrooms, each offering attractive views and generous accommodation. bedroom 3 benefits from wood flooring, while bedroom 4 enjoys a particularly appealing outlook over the river.

The loft provides useful additional storage, being partially boarded, and benefitting from an integrated loft ladder.

OUTSIDE

The gardens are a particularly appealing feature of 1 River Gardens, offering an exceptional combination of riverside tranquility, recreational facilities and productive garden areas.

The rear garden incorporates a swimming pool with its own dedicated boiler, vegetable beds, an outdoor kitchen area and a covered seating area on the decking, providing a wonderful setting for outdoor entertaining and relaxation.

A walled garden includes additional patio areas; a garden pond and side access complement the grounds. A dedicated storage shed extends from front to back along the side of the property.

The property enjoys approximately 60 ft of River Thames frontage, with mooring and fishing rights extending between the trees. Direct access to the river and nearby footpaths further enhances the exceptional lifestyle offered by this rare riverside home.

A detached car port with power is approached via a shingle driveway. The property benefits from a pump system drawing water from the Thames, via a hose.



ANNEXE

The detached annex provides flexible additional accommodation and is currently arranged to offer a range of uses, including home working, or a fitness and leisure space, currently offering a

- ◆ Cloakroom
- ◆ Office / former study with Cat 6 cabling
- ◆ Gymnasium with trunking
- ◆ Further gym / leisure room with mirrors

The annex benefits from its own power supply, together with a separate pump house serving the swimming pool and the annex's heating and hot water systems. The building also has a loft hatch extending to the far end, providing access to additional roof space.





**Approximate Gross Internal Area 2474 sq ft - 230 sq m
(Excluding Carport)**

Ground Floor Area 1070 sq ft – 99 sq m

First Floor Area 965 sq ft – 90 sq m

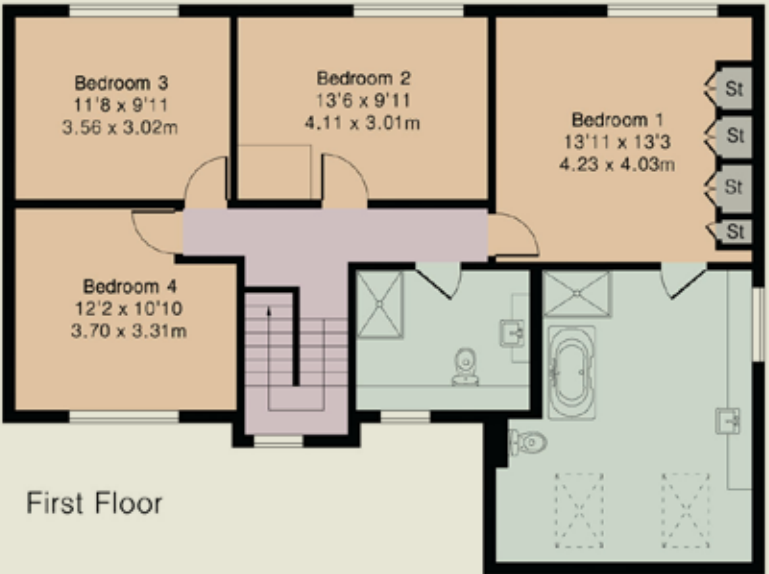
Annexe Area 439 sq ft – 41 sq m



Annexe



Ground Floor



First Floor



GENERAL INFORMATION
Services: The property benefits from gas central heating, a wall-hung Baxi condensing boiler, a water softener, integrated Sonos sound systems and wired Ethernet network connections.

Council Tax: G
Energy Performance Rating: C
Postcode: RG8 8BX
Local Authority: West Berkshire District Council
Telephone: 01635 42400

VIEWING
Strictly by appointment through Warmingham & Co.

DIRECTIONS
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DISCLAIMER
The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.

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