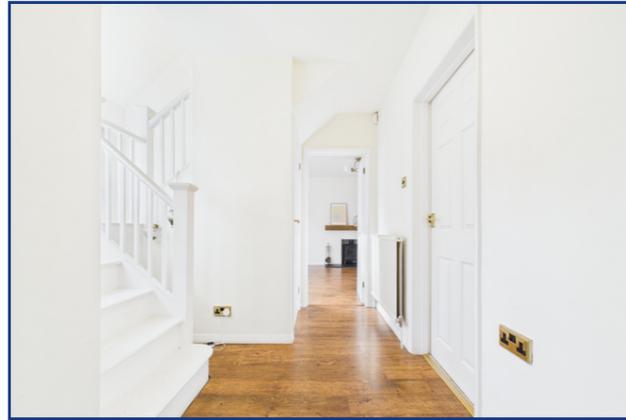


86 Purley Rise, Purley on Thames, Reading,
Berkshire. RG8 8DH.



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£575,000 Freehold

This beautifully positioned detached family home enjoys an elevated setting with breathtaking views across Purley Meadows and Mapledurham, offering a rare blend of countryside living and commuter convenience. Set within the sought after Purley Rise area and just 1.5 miles from Pangbourne station, the property provides generous and versatile accommodation, a large private driveway, and a peaceful village setting. Offered with no onward chain, this is a superb opportunity to secure a home in one of Purley on Thames' most desirable locations.

- 1.5 miles Pangbourne
- Elevated countryside views
- No onward chain
- Detached family home
- Three reception rooms
- Three bedrooms
- Two bathrooms
- Large private driveway

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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Floor 0



Floor 1



Approximate total area⁽¹⁾
1539 ft²
Reduced headroom
15 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

Property Description

GROUND FLOOR

Hallway

11' 7" x 6' 9" (3.53m x 2.06m)

Kitchen

11' 6" x 10' 11" (3.51m x 3.33m)

Living Room

11' 10" x 21' 8" (3.61m x 6.60m)

Office / Study

9' 11" x 11' 3" (3.02m x 3.43m)

Dining Room

17' 2" x 11' 2" (5.23m x 3.40m)

Laundry Room

5' 2" x 8' 1" (1.57m x 2.46m)

Bathroom

5' 4" x 7' 4" (1.63m x 2.24m)

First Floor

Landing

2' 11" x 8' 8" (0.89m x 2.64m)

Master Bedroom

10' 0" x 13' 0" (3.05m x 3.96m)

Wardrobe

7' 4" x 5' 4" (2.24m x 1.63m)

Bedroom Two

11' 9" x 10' 4" (3.58m x 3.15m)

Bedroom Three

7' 10" x 7' 5" (2.39m x 2.26m)

Family Bathroom

10' 2" x 7' 3" (3.10m x 2.21m)

Council Tax Band

E

