



Winkworth

for every step...

Wintringham Way, Purley-on-Thames, Reading, Berkshire, RG8 8BG

Offers In Excess Of £700,000 *Freehold*

A Superb Extended 5/6 Bedroom Detached Family Home in a Prime Riverside Setting

A superb extended 5/6 bedroom detached family home in an idyllic riverside setting, enjoying views over open fields to the rear and access to scenic Thames-side walks. Beautifully maintained by the current owners, this spacious and versatile property features an impressive open-plan L-shaped living space with full-width bi-fold doors, a high-specification kitchen with granite worktops and island, flexible ground floor bedroom/study, and five first-floor bedrooms including a principal suite with luxury en-suite. The landscaped rear garden extends to approximately 70ft, while ample driveway parking and an EV charging point complete this exceptional family home. Ideally located close to local amenities, bus routes into Reading, and Tilehurst Station with direct links to London Paddington.

5  3  3 

KEY FEATURES

- Extended 5/6 bedroom detached family home
- Riverside setting overlooking open fields
- Spacious living area with bi-fold doors
- High-spec kitchen with island
- Flexible ground floor bedroom/study
- Five bedrooms including luxury principal suite
- Landscaped 70ft rear garden with decking
- Driveway parking, EV charger & home gym
- Access in Reading via No:16 bus in Under 30 Mins
- Close to Tilehurst Station
- No Chain

Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...



Winkworth



Winkworth



Winkworth



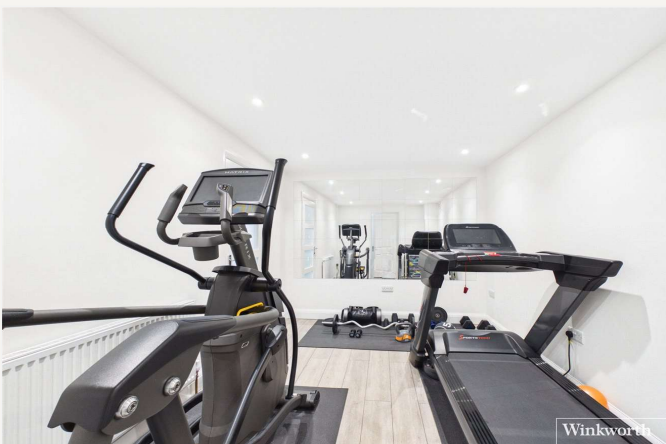
Winkworth



Winkworth



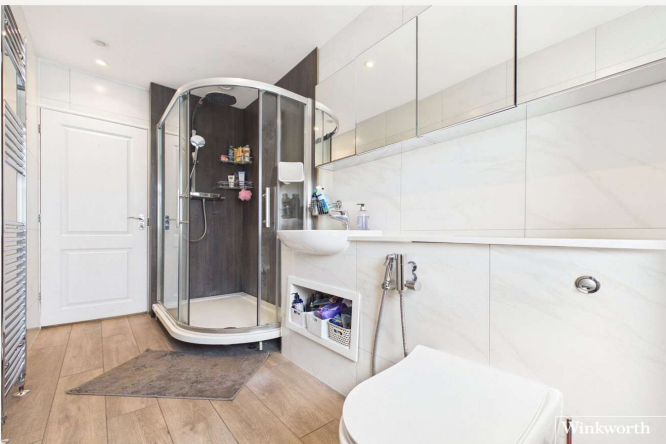
Winkworth



Winkworth



Winkworth

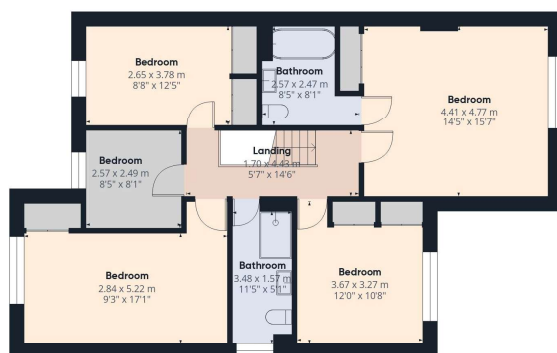


MATERIAL INFO

Tenure: Freehold
Council Tax Band: G
EPC rating: D



Ground Floor



Floor 1

**Approximate total area⁽¹⁾**207.7 m²2236 ft²**Reduced headroom**1.1 m²11 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/REA260429>

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer. Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.