



Winkworth

for every step...

St Marys Avenue, Purley On Thames, Reading, West, RG8

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OIEO £525,000 *Freehold*

Exceptional family space arranged over three floors in one of West Berkshire's most desirable villages

Enjoying a convenient position within the heart of Purley-on-Thames, this beautifully extended family home offers remarkably spacious and versatile accommodation arranged over three floors, perfectly suited to modern family living.

The property immediately impresses with its generous proportions and flexibility.

At the front of the house, the welcoming sitting room is centred around a large bow window which fills the room with natural light and creates a comfortable space in which to relax. To the rear, the home features a spacious kitchen and breakfast room, designed as the natural hub of everyday family life. Open plan to the kitchen is a conservatory, currently arranged as a large dining area, creating an excellent space for entertaining, family gatherings and more formal occasions whilst enjoying views across the garden.

The bedroom accommodation is particularly impressive, with five genuine double bedrooms arranged across the upper two floors. The first floor provides three spacious double bedrooms, including the principal suite, together with two bathrooms. The principal bedroom currently benefits from a private en-suite shower room and also adjoins the family bathroom, presenting an exciting opportunity for a future owner to create a superb principal suite by incorporating the family bathroom into the bedroom and forming a substantially larger en-suite, whilst retaining excellent bedroom proportions.

The second floor offers two further generous double bedrooms, providing ideal accommodation for older children, guests, multi-generational living or those requiring dedicated home-working space.

The versatility of the layout is one of the home's greatest strengths, allowing the accommodation to adapt effortlessly as family requirements change over time.

The integral garage provides valuable storage and, subject to any necessary consents, offers potential for conversion should further living accommodation be required in the future.

Outside, the rear garden has been designed with ease of maintenance in mind, featuring a patio and artificial lawn, creating an ideal setting for outdoor dining, entertaining and family enjoyment. To the front, a substantial block-paved driveway provides parking for several vehicles.

One of the property's greatest attractions is its enviable village setting. Purley-on-Thames remains one of West Berkshire's most sought-after communities, combining a strong village atmosphere with exceptional convenience. Within a short walk are local shops, a post office, highly regarded schools, open green spaces, playgrounds and the beautiful river meadows leading towards the River Thames. Nearby Pangbourne offers an excellent selection of independent shops, cafés, restaurants and riverside pubs, whilst Reading provides comprehensive shopping, leisure and transport facilities.

KEY FEATURES

- Five generous double bedrooms.
- Spacious accommodation over three floors.
- Principal bedroom with en-suite shower room.
- Two additional family bathrooms.
- Large kitchen and breakfast room.
- Conservatory arranged as dining room.
- Bright and spacious sitting room.
- Convenient ground floor cloakroom.
- Integral garage and driveway parking.
- Popular village location close to amenities and schools.

Reading

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MATERIAL INFO

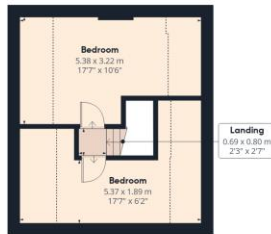
Tenure: Freehold
Council Tax Band: E
EPC rating: C



Ground Floor



Floor 1



Floor 2



Approximate total area^m
158 m²
1699 ft²
Reduced headroom
13 m²
140 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		81 B
55-68	D	70 C	
39-54	E		
21-38	F		
1-20	G		

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