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## 20 HAZEL ROAD, PURLEY ON THAMES, READING, BERKSHIRE, RG8 8BB



- Large detached family house
- 5 bedrooms, 3 bathrooms, double garage
- 0.24 acres South-facing gardens
- Comprehensively upgraded
- Detached chalet within the grounds
- No onward chain

Asking Price £800,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE PANGBOURNE BRANCH ON 0118 984 5333



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## PROPERTY DESCRIPTION

A spacious detached family home in the desirable Purley Beeches area. The property has been comprehensively upgraded and has stylishly presented 5 bedroom, 3 bathroom accommodation and imaginatively landscaped South-facing gardens (plot size 0.24 acres) with a useful chalet outbuilding. There is no onward chain. EPC Rating C.

## LOCAL INFORMATION

Purley on Thames is a riverside village between Pangbourne and Reading with facilities all within a short walk or drive. Tilehurst railway station is about 10 to 15 minutes walk away and is just one stop from Reading with its frequent 25 minute non-stop service to London Paddington, and J12 of the M4 is about three miles away. There is a large Waitrose in Tilehurst and Purley lies on the Thames long-distance footpath. There is also an excellent primary school in the village and a secondary school in Long Lane is also within walking distance.

## ACCOMMODATION

Wide enclosed entrance porch, spacious entrance hall with double doors to 30ft sitting room with stylish modern log-burning stove. This room was previously two rooms with a study at the front of the house. It would be relatively simple to reinstate this layout if required. At the back of the house is a large, modern kitchen/dining room, utility room, cloakroom.

On the first floor there is a principal bedroom suite of bedroom and shower room, a guest suite of bedroom and shower room, three further bedrooms and a family bathroom.





### OUTSIDE SPACE

With a plot size of nearly a quarter of an acre, this property could be ideal for an active family.

At the front there is forecourt/driveway parking and there is a **DOUBLE GARAGE** adjacent to the house.

Beyond the garage is a private, secure children's play area with all-weather surface and behind the garage is an area with raised beds suitable for vegetables/fruit or a kitchen garden.

The main **GARDEN** at the rear of the property has a southerly aspect and has been imaginatively landscaped with large areas of shaped lawns and a small copse of mature beech trees. An artificial stream flows into a large and deep pond and there is a paved terrace adjacent to the back of the house.

To one side of the garden is a substantial timber **CHALET**, currently used as a gym that could be upgraded for use as, say, a home office.

### LOCAL AUTHORITY and SERVICES

West Berkshire Council, Newbury - [www.westberks.gov.uk](http://www.westberks.gov.uk)

Council Tax Band F

All main services, gas central heating, double glazing.











### **CONVEYANCING**

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

### **MORTGAGES**

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### **LETTINGS and MANAGEMENT**

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

### **DISCLAIMER**

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

### **BUYERS INFORMATION**

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

### **REFERRAL FEES**

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

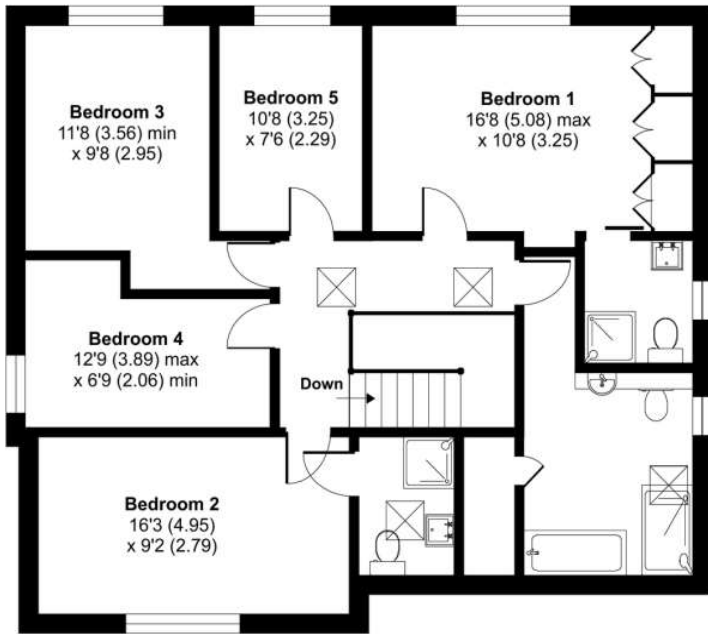
Approximate Area = 2021 sq ft / 187.7 sq m

Garage = 360 sq ft / 33.4 sq m

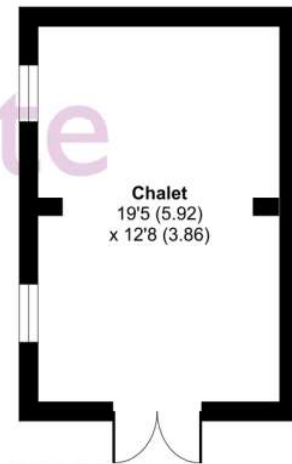
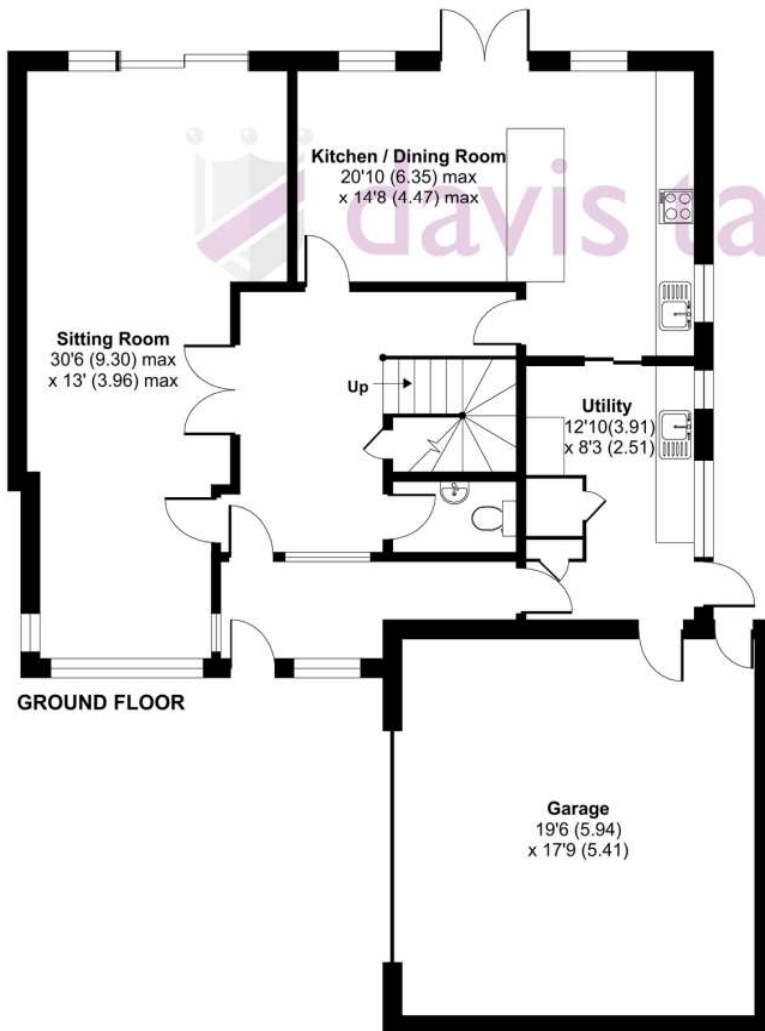
Outbuilding = 247 sq ft / 22.9 sq m

Total = 2628 sq ft / 244.1 sq m

For identification only - Not to scale



FIRST FLOOR



OUTBUILDING

GROUND FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'cheom 2024. Produced for Davis Tate. REF: 1076945