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9 PURLEY MAGNA, PURLEY ON THAMES, READING, BERKSHIRE, RG8 8EL



- Available April furnished/part/unfurnished.
- 2-bedroom courtyard mews house
- Exclusive, secure gated country estate
- 7 acres, ample parking, tennis court
- 2 en suites, walk-in wardrobe, private terrace
- Excellent location, walk to train and river.

£2,000 per month + permitted payments *

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



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PROPERTY DESCRIPTION

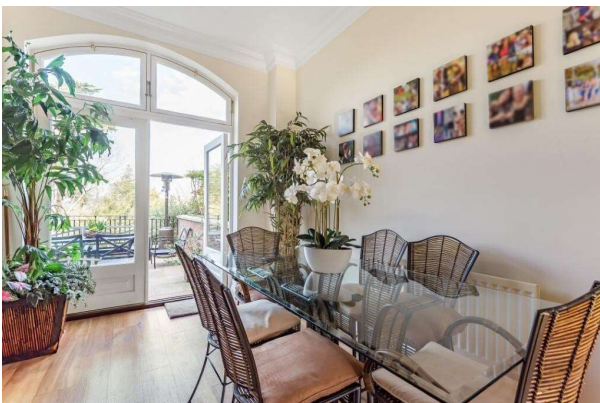
An elegant 2-bedroom mews house with high ceilings in an exclusive, secure gated environment of a magnificent Georgian Country House including 7 acres of glorious grounds with tennis court. Tilehurst station is 1.7 miles away. Available April furnished/part or unfurnished EPC Rating C.

LOCAL INFORMATION

Purley Magna is an exquisitely restored Georgian mansion country estate. The elevated situation gives beautiful views across the surrounding countryside and up the Thames valley towards Reading. Number 9 is one of a handful of mews houses built by T A Fisher in 2007 in the footprint of the old stable block and the period style elevations reflect this. 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 20 minutes' walk away and is just one stop from Reading with its frequent 25 minute non stop service to London Paddington, Oxford, rail-air links and the Elizabeth Line (Crossrail), and J12 of the M4 is about 4.5 miles away. There is a large Waitrose in Tilehurst and Purley Magna lies near the Thames footpath.

ACCOMMODATION

Entrance hall, cloakroom, sitting room with fireplace, well-fitted kitchen/dining room, principal bedroom with large en suite bathroom, second double bedroom or home office with en suite shower room.





The kitchen comes fully equipped with dishwasher, washer/dryer and granite work surfaces. There is networked wiring with programmable points in most rooms. Alarm system. Electronic entrance gates with video entry system

OUTSIDE SPACE

The beautiful and well-maintained grounds are a feature of Purley Magna, with rolling lawns, mature trees and areas both formal and informal in which to relax and get away from the bustle of modern-day living. Immediately to the front of the house is a landscaped cobbled, walled courtyard. To the rear, the property enjoys its own PRIVATE STONE TERRACE which leads directly onto the communal grounds and over which there are lovely views.

Agents Note

There is also storage space set within a garage partly used by landlord by separate negotiations two residents' parking spaces and visitors' PARKING.

LOCAL AUTHORITY and SERVICES

West Berkshire Council Council Tax Band E, All main services, gas central heating, double glazing

IMPORTANT NOTICE

* When you apply for a tenancy there will be permitted payments to pay - ask our branch staff or visit our website for further details.



DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

REFERRAL FEES

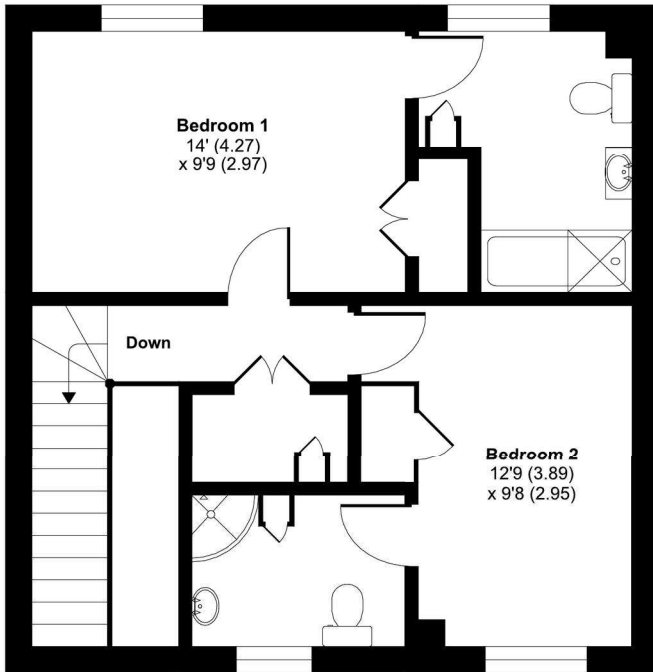
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of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



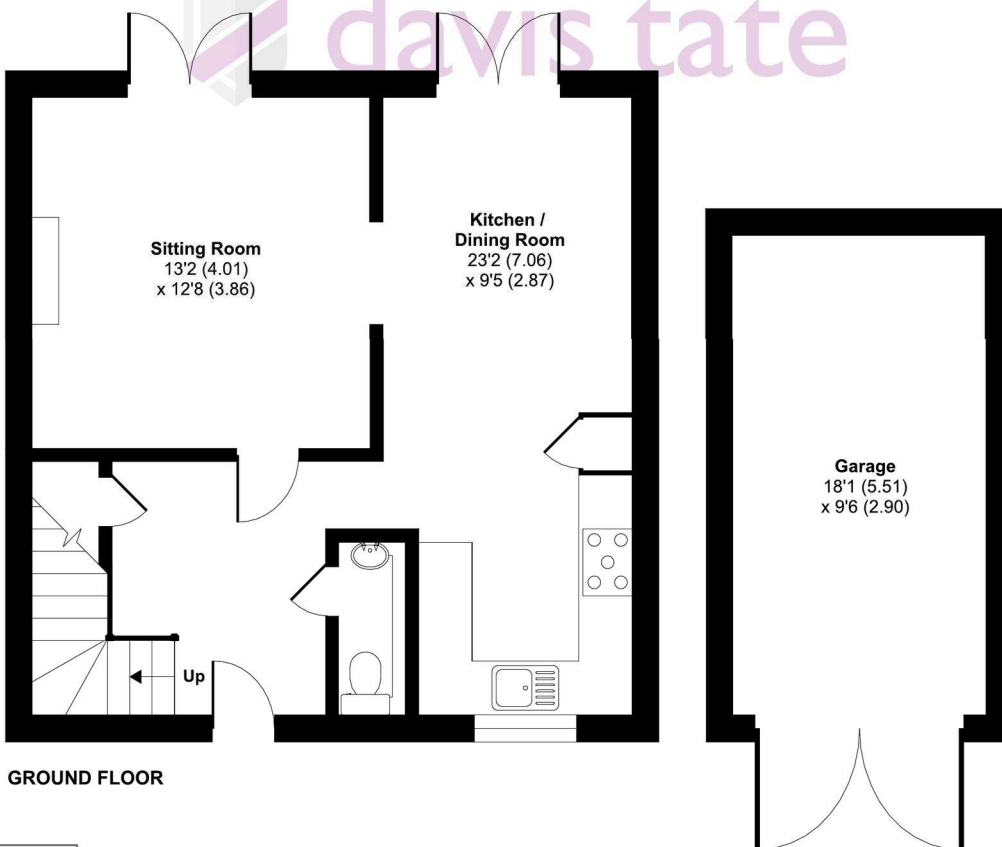




Approximate Area = 1042 sq ft / 96.8 sq m
Outbuilding = 171 sq ft / 15.8 sq m
Total = 1213 sq ft / 112.6 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Davis Tate. REF: 827287