



sales | lettings | new homes | conveyancing | mortgages

## 58A WINTRINGHAM WAY, PURLEY ON THAMES, READING, BERKSHIRE, RG8 8BG



- **Spacious 4 bedroom semi**
- **Delightful position**
- **Backing meadows with views to Thames**
- **Wonderful walks along the river nearby**
- **No onward chain**
- **Watch the video!**

**Asking Price £450,000 (Freehold)**

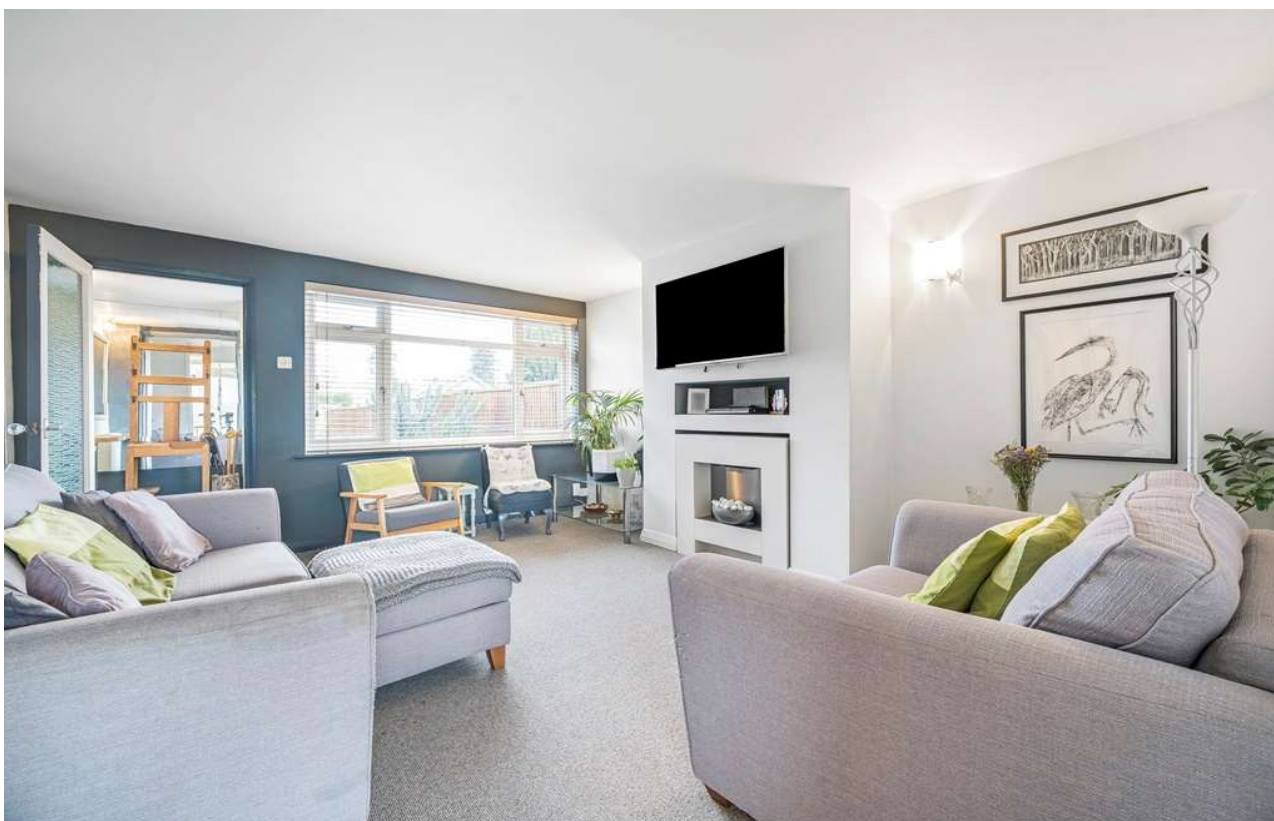
**FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE PANGBOURNE BRANCH ON 0118 984 5333**



**davistate.com**

Abingdon-on-Thames | Goring-on-Thames | Henley-on-Thames | Pangbourne | Reading | Twyford | Woodley

Davis Tate is a trading name, independently owned and operated under licence from LSLi Limited, by EADTL Ltd (company number 04405992), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.



## PROPERTY DESCRIPTION

A spacious four bedroom semi-detached house in a delightful position onto meadows with views to the River Thames and the Oxfordshire hills beyond. There are wonderful walks along the river nearby and there are no onward chain complications. 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. The number 16 bus route into Reading is very close by.

## ACCOMMODATION

Entrance lobby, sitting room, kitchen/dining room, cloakroom, four bedrooms, bathroom.





### OUTSIDE SPACE

There is an integral single **GARAGE**.

To the front of the house, there is a long driveway leading to the garage providing plenty of off-street parking and an area of garden laid to lawn with trees and a herbaceous border.

The garden at the rear is large and backs directly onto meadows with views towards the River Thames and the Oxfordshire hills beyond. It is laid to lawn with a paved terrace. There is also a garden shed.

### LOCAL AUTHORITY and SERVICES

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

Council Tax Band D

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

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

### 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. Other important information which you need to know about this property can be found at [davistate.com](http://davistate.com)

### BUYERS INFORMATION

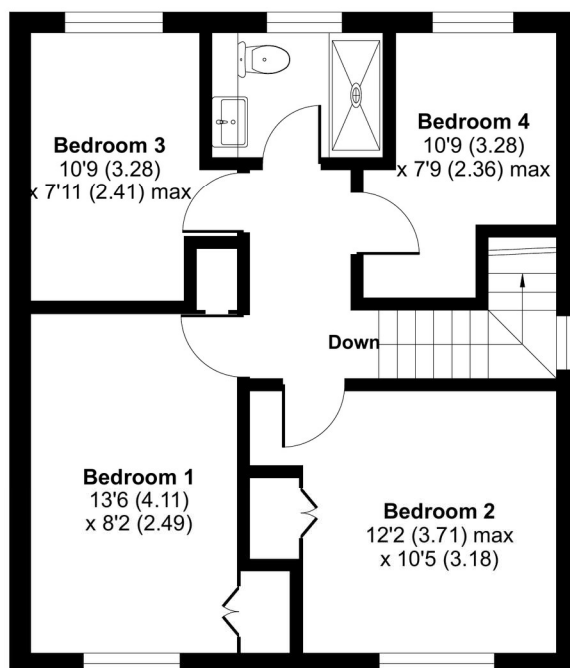
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address 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

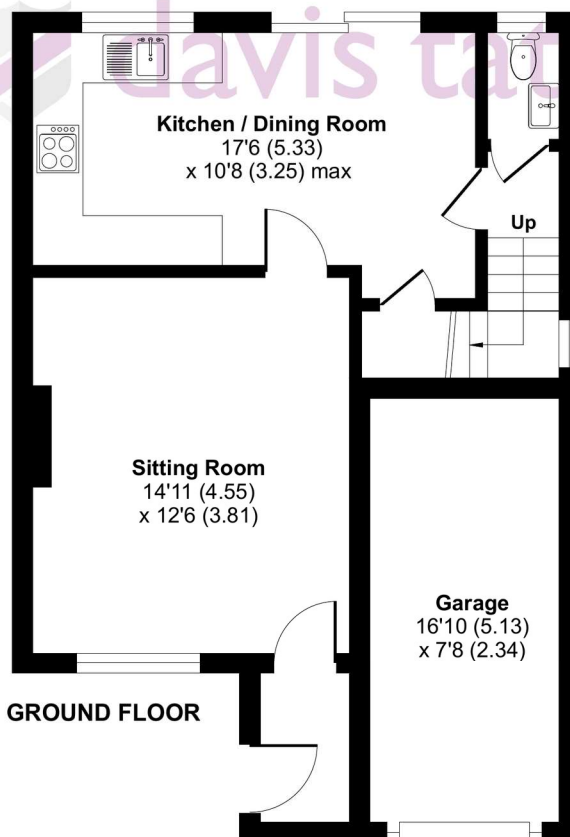
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of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

Approximate Area = 955 sq ft / 88.7 sq m  
 Garage = 125 sq ft / 11.6 sq m  
 Total = 1080 sq ft / 100.3 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). © nīchem 2024. Produced for Davis Tate. REF: 1103445