



Purley Lodge

Purley Lane, Purley

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

An impressive period home with highly attractive accommodation and beautifully presented gardens

An elegant property forming part of a handsome Grade II listed manor house of significant historical interest. It is set in a highly desirable position in the village of Purley-on-Thames, within easy reach of Reading and local commuter links, yet surrounded by beautiful countryside.



4 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



OUTSIDE PARKING



0.39 ACRES



FREEHOLD



VILLAGE



2,630 SQ FT



**GUIDE PRICE
£1,250,000**



The property

Purley Lodge is a beautifully appointed period home, the majority dating from the 18th & 19th century. The property is a freehold semi-detached house offering more than 2,600 sq. ft of living space arranged over three floors. Steeped in history, the house features charming period details, including original timbers, traditional brick and flint work, and elegant Georgian-style proportions, reflecting its architectural heritage.

The accommodation features ceiling corning, large sash windows, chandelier light fittings and various other highly attractive period details, alongside understated modern fittings and décor throughout. This includes the well-proportioned drawing room, with its wooden parquet flooring, dual aspect and handsome fireplace fitted with a woodburning stove. There is also a formal dining room and a useful study for home working, while the sunny garden room provides relaxed everyday living space with a south-facing aspect and French doors opening to the gardens. Also on the ground level, the well-equipped kitchen has white fitted units to base and wall level, a

breakfast bar and integrated appliances, as well as a door opening to the rear patio area.

There are three well-presented bedrooms on the first floor, including the principal bedroom with its access to eaves storage. The family bathroom is also located on the upper level, with its bathtub and separate shower unit. Further bedrooms are found on the lower ground level, including a double bedroom with built-in wardrobes and a fifth bedroom, which could also be used as a comfortable family room if required. Additionally on the lower level there is a shower room and a wine cellar.



Outside

At the front of the property, a gravel driveway provides access both to Purley Lodge and the neighbouring home, providing plenty of parking. In addition the current owners have created a gated and private back driveway for parking. The private walled garden at the rear of the house is spacious and south-facing, welcoming plenty of sunlight throughout the day. It includes a patio area across the back of the house, with space for al fresco dining. Beyond the patio there are well-stocked border beds with colourful flowering perennials and an array of established shrubs and hedgerows, as well as beautiful rolling lawns and various mature trees providing shade. There are also ornamental gardens with a pond and paved and gravel pathways, plus a further patio seating area and a summer house.

Location

The village of Purley on Thames is set on the south bank of the river, surrounded by the stunning countryside of the Chiltern Hills National Landscape. The village offers several local amenities, including a local shop, a café and a primary school, while the pretty and sought-after village of Pangbourne is just a mile away. Pangbourne offers an excellent range of local facilities including a church, primary school, pubs and restaurants and a number of specialist shops, including an award winning butcher and specialist cheese shop. There is also a mainline rail link to London Paddington within the hour. For more comprehensive amenities, Reading is just six miles away (London Paddington, 27 minutes). The M4 (J12) is also around four miles away and provides excellent access to the motorway network, London and its airports. There are also wonderful recreational facilities available at Bradfield College via membership, and the surrounding countryside is renowned for its walks and rides.



Distances

- Pangbourne 1.8 miles
- Reading 6 miles
- London Heathrow Airport 36.5 miles
- Central London 49.4 miles
- Henley-on-thames

Nearby Stations

- Tilehurst
- Pangbourne
- Reading

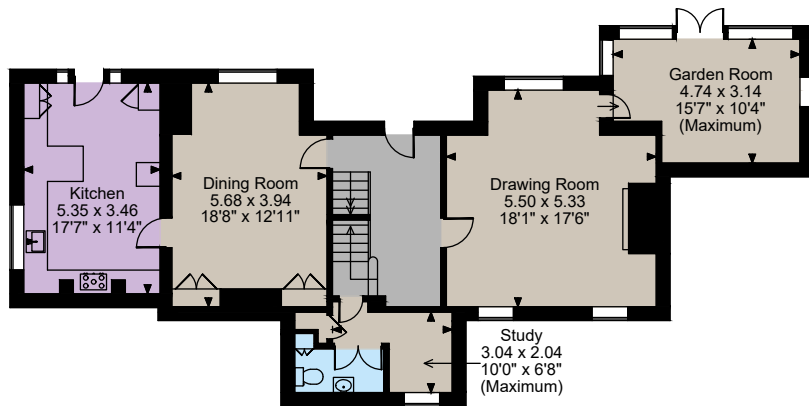
Key Locations

- Beale Wildlife Park
- Basildon Park
- Mapledurham House
- Reading Museum
- The Royal Berkshire Shooting School
- The Thames Path

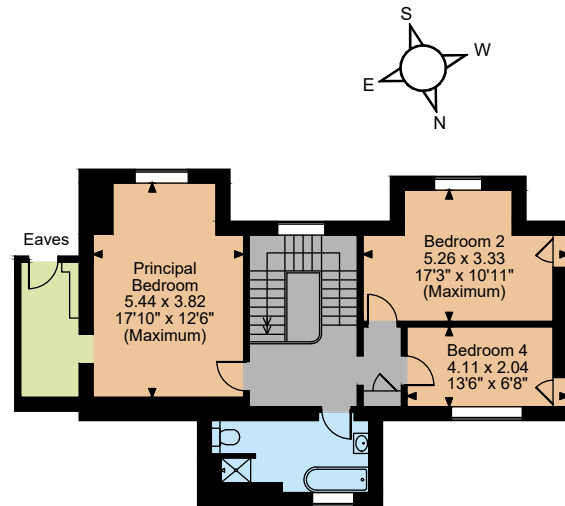
Nearby Schools

- St Andrew's School
- Pangbourne College
- The Oratory Preparatory School
- Bradfield College
- The Oratory School
- Leighton Park School
- The Abbey School
- Queen Anne's School
- Reading Blue Coat School

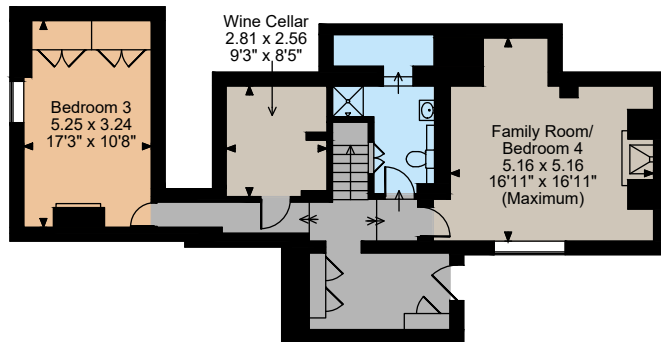




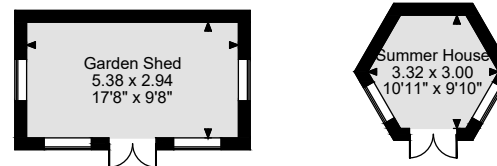
Ground Floor



First Floor



Lower Ground Floor



The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 2,630 sq ft (244 sq m)
 Garden Shed & Summer House internal area 247 sq ft (23 sq m)
 Total internal area 2,877 sq ft (267 sq m)
 For identification purposes only.

Directions

RG8 8AT

what3words: ///urgent.region.causes - brings you to the property

General

Local Authority: West Berkshire

Services: Mains electricity, gas, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

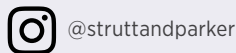
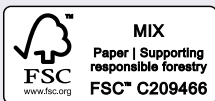
Newbury

55 Northbrook Street, RG14 1AN

01635 521707

newbury@struttandparker.com

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