



# 3 Purley Magna

Purley on Thames

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A spacious three bedroom penthouse apartment within a conveniently-located Grade II\* listed building

A generously-proportioned family home forming part of an imposing 18th century country home, sensitively combining modern amenities and a wealth of wooden flooring with features including sash glazing, original shuttering, generously-proportioned rooms and high ceilings. The panoramic views afforded are incredible.



**2 RECEPTION ROOMS**



**3 BEDROOMS**



**2 BATHROOMS**



**GARAGE**



**COMMUNAL GROUNDS (7 ACRES)**



**LEASEHOLD**



**SECURE & GATED**



**3223 SQ FT**



**GUIDE PRICE  
£995,000**

### The property

Designed in 1795 by James Wyatt and started in 1801, Purley Park is a handsome Portland stone country house. Occupying the whole of the upper floor, 3 Purley Magna offers more than 3,200 sq. ft of light-filled, flexible accommodation. It sensitively combines quality fixtures and fittings, modern amenities and a wealth of exposed wooden flooring with period features including six-paned sash glazing, some original shuttering, generously-proportioned rooms, high ceilings and attractive fireplaces.

Configured to provide a stunning family and entertaining environment, the property is accessed through a red brick side entrance with grand, glazed doors leading to a wide, winding stone staircase up to the second floor. The penthouse's private accommodation flows from a welcoming reception hall with original plasterwork and numerous sky lanterns, flooding the whole area with natural light. It briefly comprises a dual aspect drawing room and an inter-connecting sitting room, both with feature fireplaces and the latter with a door to the dual aspect

kitchen/breakfast room. Also accessible from the reception hall, this has tiled flooring, a range of contemporary wooden wall and base units, a large central island with breakfast bar, complementary work surfaces and splashbacks, modern integrated appliances and space for a good-sized table.

The accommodation is completed by a bedroom wing. The L-shaped dual aspect principal bedroom has a marble fireplace, a fitted dressing room and a fully-tiled en suite bathroom with bath and separate shower. The property also benefits from two further double bedrooms, one with built-in storage and the other with a feature fireplace and Jack and Jill access to an en suite bathroom with fireplace, bath and separate shower, also accessible from the reception hall.





## Outside

Set behind high stone walling, the property is approached through double iron gates over a sweeping driveway and gravelled forecourt providing private resident and visitor parking and giving access to a garage block incorporating the property's garage. The property also benefits from a useful walk-in basement store. The well-maintained communal parkland grounds surrounding the property are laid mainly to expanses of level and gently-sloping lawn interspersed with and screened by mature specimen trees. They feature numerous seating areas including a timber breeze house, together with a sunken parterre garden and an enclosed all-weather tennis court.

## Location

The riverside village of Purley on Thames lies on the river's long-distance Thames Path Natural Trail in countryside renowned for its walks and rides, bounded to the south and west by the North Wessex Downs and to the north by the Chilterns National Landscapes. The village offers local shopping, a GP surgery, pharmacy, primary school and numerous pubs and restaurants. The Thameside village of Pangbourne provides an excellent range of local shops and services, including an award-winning butcher and specialist cheese shop with delicatessen. More comprehensive amenities are available in Reading. Communications links are excellent: local buses connect to Reading and nearby towns, Tilehurst and Reading stations offer mainline services to London Paddington in around 45 and 25 minutes respectively, and the M4 gives access to London, its airports and the motorway network.



## Distances

- Pangbourne 2.3 miles
- Reading 4.8 miles
- M4 (Junction 12) 4.5 miles
- London Heathrow Airport 33.5 miles
- Central London 46.4 miles
- Henley-on-thames 11.5 miles

## Nearby Stations

- Reading
- Tilehurst
- Pangbourne

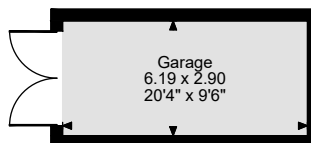
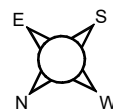
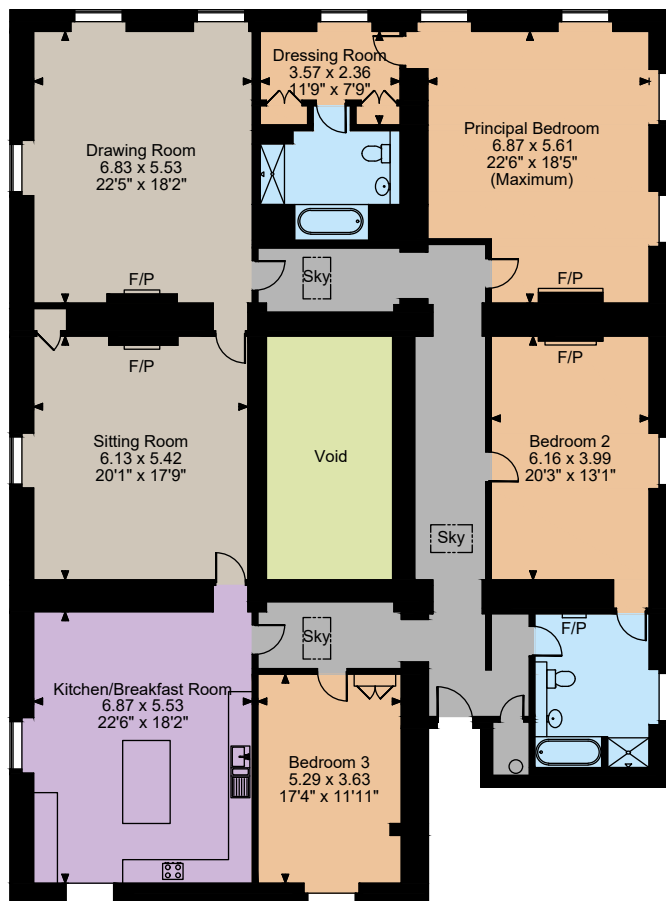
## Key Locations

- Beale Wildlife Park
- Thames Path
- Basildon Park
- Mapledurham House
- The Caversham Golf Club
- Reading Rowing Club
- Royal Berkshire Shooting School

## Nearby Schools

- St Edward's Prep
- Queen Anne's
- Caversham Prep
- St. Andrew's
- The Oratory School
- Pangbourne College
- Rupert House School
- Kendrick School
- Reading School
- Bradfield College





**Second Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8661959/NJD

## Floorplans

Main House internal area 3,223 sq. ft (299 sq. m)  
Garage internal area 193 sq. ft (18 sq. m)  
Outbuilding internal area 59 sq. ft (5 sq. m)  
Total internal area 3,475 sq. ft (323 sq. m)  
For identification purposes only.

## Directions

RG8 8EL

what3words: ///lately.damage.claims - brings you to the driveway

## 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:** C

**Leasehold:** 979 years 4 months

**Service charge:** £9,500 pa

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

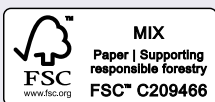
**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken September 2025. Particulars prepared September 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

## Pangbourne

1 High Street, Pangbourne, Berkshire RG8 7AE

**0118 984 5757**

[pangbourne@struttandparker.com](mailto:pangbourne@struttandparker.com)  
[struttandparker.com](http://struttandparker.com)



@struttandparker

Over 50 offices across England and Scotland,  
including Prime Central London

For the finer things in property.

