



Winkworth

**THAMES VIEW** 25 RIVER GARDENS, PURLEY ON THAMES, READING, BERKSHIRE, RG8 8BX

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## EXCEPTIONAL 4/5 RIVERSIDE HOME OFFERING CIRCA 1,850 SQ FT OF BEAUTIFULLY CONSIDERED

Thames View is an exceptional riverside home offering circa 1,850 sq ft of beautifully considered living space. Designed with calm and simplicity in mind, the interiors flow effortlessly, with minimalist stone flooring running through the principal reception room and kitchen on the ground floor.

The reception room enjoys uninterrupted river views, framed by full-height glazed doors opening directly onto the rear garden. The kitchen is a standout feature, fitted with bespoke Corian and marine-grade stainless steel units on castors, and equipped with high-quality Neff and Smeg appliances. Two full-height French doors open onto the front garden, again drawing the river into view. A generous ground-floor bathroom adds both practicality and flexibility.

Upstairs, the principal bedroom suite offers a dressing room and en-suite shower room, along with direct access to a private balcony overlooking the river - a tranquil retreat with ever-changing views. Four further well-proportioned rooms are arranged on this floor, one with its own en-suite; the fifth bedroom is ideally suited for use as a home office or study, all benefitting from excellent natural light through large windows.

Outside, the property continues to impress. To the rear, beautifully finished ipé decking leads to a broad terraced area, currently used as a badminton court. Mature silver birch trees provide privacy and a sense of seclusion, while two discreet sheds offer practical storage for bicycles and garden equipment, complemented by dedicated wall racking for kayaks.

At the front, the decking extends through a striking Ann

Pearce-designed garden, guiding you down to the riverbank and a 9-metre private pontoon.

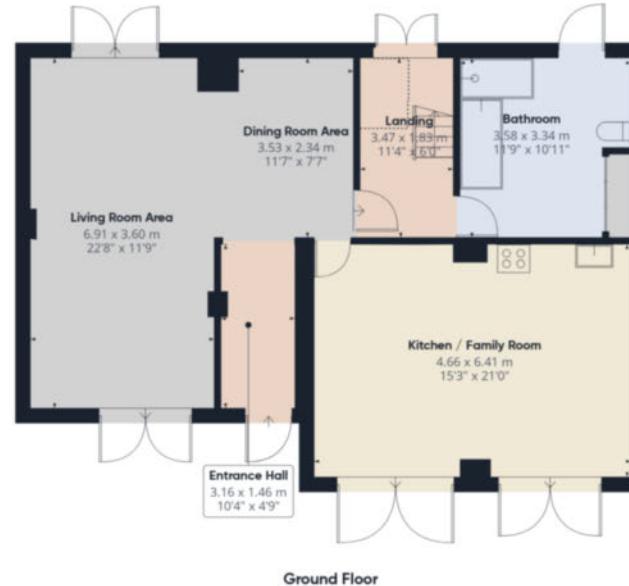
The house benefits from heat recovery ventilation, an EPC rating of C, and falls within Council Tax band G. A rare opportunity to enjoy refined yet playful riverside living in a truly special setting.



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Approximate total area<sup>(1)</sup>

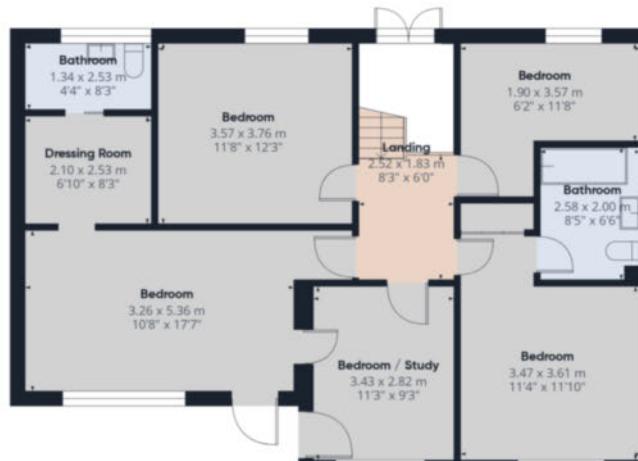
172.1 m<sup>2</sup>

1854 ft<sup>2</sup>

Reduced headroom

1.2 m<sup>2</sup>

13 ft<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

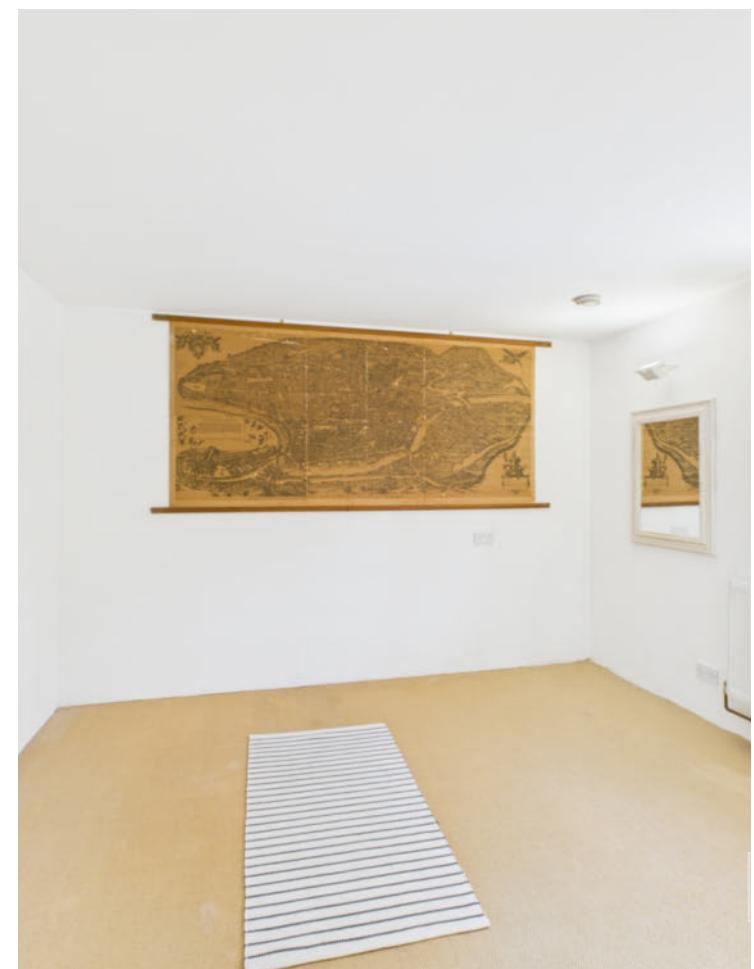
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81B
69-80	C	73C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





## LOCATION

Purley on Thames is a highly regarded riverside village set on the north bank of the River Thames, just a few miles west of Reading and close to Pangbourne. It offers an appealing balance of semi-rural tranquillity and everyday convenience, making it particularly popular with families and commuters alike.

The village has a strong sense of community, with local events, clubs and recreational facilities centred around Goosecroft and the Memorial Hall. Riverside walks along the Thames Path and easy access to surrounding countryside provide a relaxed outdoor lifestyle, while nearby villages and Reading offer a wide choice of shops, cafés and restaurants.

Transport links are a key advantage. While Purley itself remains pleasantly unspoilt, nearby stations at Tilehurst and Pangbourne provide fast connections to Reading and London

Paddington, and the M4 (Junction 12) is within easy reach for wider travel.

Schooling is another draw, with well-regarded primary schools locally and a good selection of secondary and independent options in the surrounding area. Housing is predominantly made up of attractive family homes, with some particularly sought-after properties enjoying river views or generous plots.

Overall, Purley on Thames is ideal for those seeking a village lifestyle by the river, with excellent access to Reading, London and the Berkshire countryside - a location that combines charm, connectivity and long-term appeal.



**Winkworth Reading**

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