



25 River Gardens,  
Purley On Thames, Reading  
West Berkshire, RG8 8BX

Guide Price  
£1,000,000

**RB** REASTON BROWN

# Stunning Riverside Property With 9-Meter Boating Pontoon, Offers Over 2,000 Sq Ft of Elegant Living Space. It Features a Bespoke Kitchen, Five Well-Lit Bedrooms, Designer Bathroom & Exquisite Gardens

**25 River Gardens** is a stunning riverside property, which boasts over 2,000 sq ft of pristine, expansive living space. Carefully designed, the interior promotes an environment of relaxation and enjoyment, with a minimalist stone flooring flowing through the main reception room and kitchen on the ground floor. Exceptional river views can be appreciated from the reception room, enhanced by full-height fresh doors leading to the rear garden. The extraordinary kitchen features custom-designed Corian and marine-grade stainless steel units on castors, complete with top-notch Neff and Smeg appliances. Two full-height French doors invite you to the front garden, offering additional captivating river views. The property also includes a spacious bathroom, providing convenience and versatility to the property. On the upper floor, you will find a master bedroom with a dressing room and an en-suite shower room, providing a private sanctuary of comfort and style, it also has access to the delightful balcony overlooking the river, allowing you to fully appreciate the scenic surroundings. Four additional well-lit bedrooms one with ensuite on this level welcome an abundance of natural light through their large windows. The exterior of the property is just as impressive. The rear of the house features beautifully finished ipè wood decking leading to a versatile terraced area that can function as a badminton court. Hidden among the mature silver birch grove is a charming Airstream Bubble caravan, perfect for post-match refreshments or as a fun family hideaway. There are also two discreetly positioned sheds for bicycle and garden storage, along with specialised wall racking for kayaks. The wood decking continues at the front of the property, which leads through the stunning Ann Pearce-designed garden to the delightful riverbank and its 9-meter boating pontoon. The property offers a heat recovery ventilation system and has an EPC – C, Council Tax G. This is truly a gem for those seeking a luxurious, fun, and serene riverside living.

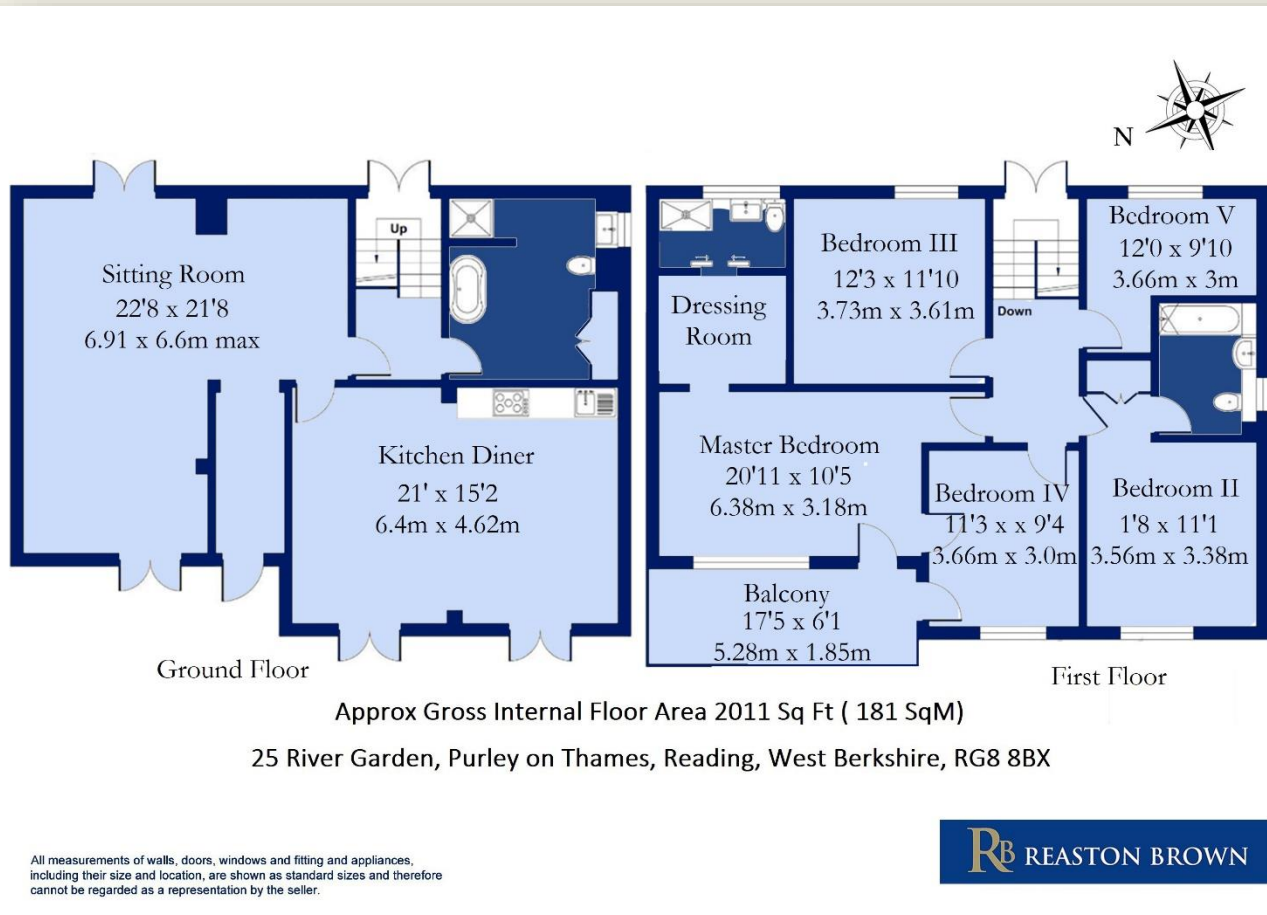
## Situation

25 River Gardens, located on a peaceful no-through road, offers a tranquil living environment with stunning views over the expansive Mapledurham House grounds and the Chiltern foothills. Nearby Tilehurst provides essential amenities, including a Waitrose supermarket and a mainline rail link to London Paddington. Reading, the nearest large town, boasts a comprehensive array of shops, entertainment venues, and sports facilities, with excellent rail links to London Paddington, Waterloo, and Crossrail. The area is also home to a variety of quality state and private schools. Access to the M4 motorway via Junction 11 or 12 is a mere 7 miles away, ensuring easy travel to London, its airports, and the broader motorway network. Purley On Thames, a charming village on the riverbank, offers a blend of rural tranquillity and community spirit. Local amenities include shops, a post office, and pubs, while the outdoor footpaths and cycle routes allow for exploration of the scenic surroundings.

*The property comprises the following with all dimensions being approximate only. Please note that Reason Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.*







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