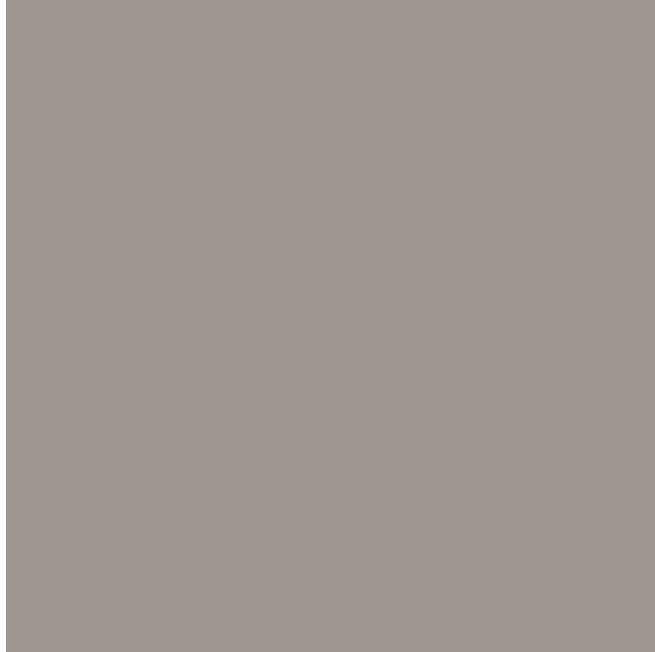




3 PURLEY MAGNA
PURLEY-ON-THAMES



HIDDEN IN PLAIN SIGHT

Purley Magna is almost entirely concealed from the road. The approach gives little away at first, passing through mature trees before the drive opens to reveal the pale, ordered façade of a substantial Georgian mansion. It is an arrival with a sense of discovery: a building of architectural presence, set apart within its own parkland, yet passed every day by people unaware that it is there.

Number 3 occupies the entire top floor and is one of only three apartments within the principal house. Its scale is immediately unexpected. Extending to more than 3,200 square feet, it has the proportions and spatial generosity more readily associated with a country house, together with the privacy and simplicity of apartment living.

The position has been central to the current owners' enjoyment of the home over the past decade. There is quiet, space and an outlook across the surrounding landscape, but without the compromise of isolation. Tilehurst station is around a 15-minute walk away, Reading is one stop by train, and London, Heathrow and the M4 remain readily accessible.



REIMAGINING A GEORGIAN HOUSE

The original house dates from the late 18th century, when Georgian architecture was shaped by clarity, symmetry and proportion. In 2006, the mansion was comprehensively restored by T A Fisher in collaboration with English Heritage, creating just three exceptional apartments while preserving the building's historic character.

Tall sash windows, generous ceiling heights, original fireplaces and beautifully balanced rooms define the apartment today. The windows were refurbished and re-insulated in 2023, ensuring the elegance of the original architecture is matched by thoughtful modern stewardship.





LIVING ABOVE THE LANDSCAPE

The kitchen forms the practical heart of the home, designed for everyday living as comfortably as entertaining. The current owners' favourite view is from the kitchen, looking along the length of the apartment and out all the way to Reading town centre. A second reception currently serves as a media room but could equally become a formal dining room or library.

The dual-aspect drawing room is filled with natural light throughout the day and enjoys expansive views across the estate and beyond. Morning light rises over the tennis court before moving across the home and setting beyond the courtyard, making the changing landscape part of daily life.



A PLACE TO RETREAT

Mirroring the drawing room, the generously sized principal suite also enjoys a dual aspect view, with a private dressing room and en-suite bathroom, while two further double bedrooms are served by a family bathroom.





*Digitally reimagined imagery

GROUNDS THAT BECOME PART OF DAILY LIFE

A private basement store, full-sized garage, dedicated parking and generous visitor parking provide practical advantages rarely associated with apartment living. Beyond, seven acres of gated parkland, mature trees and a residents' tennis court surround the mansion, creating the atmosphere

of a private country estate without the responsibility of maintaining it. Walks lead directly to the Thames Path, Mapledurham Lock and Sulham Woods, while Pangbourne, Reading and Tilehurst stations are all within easy reach.





THE LASTING IMPRESSION

3 Purley Magna offers the elegance and proportions of a distinguished Georgian country house with the simplicity, security and practicality of apartment living. Its top floor setting offers 360 degree views across the Thames Valley and beyond. It is a home for those who value architecture, landscape and space, while remaining effortlessly connected to London and the wider South East.



THE SETTING

Purley-on-Thames occupies a quietly enviable position between the village character of Pangbourne and the energy of Reading, allowing residents to enjoy the best of both. Daily essentials are close at hand, yet the surrounding landscape means life here feels remarkably connected to nature.

From Purley Magna, walks lead directly onto the Thames Path, following the river towards Pangbourne, Mapledurham Lock and Reading, while nearby Sulham Woods offers miles of woodland trails just a short stroll from the front door. Whether it's an early morning walk beside the water or an evening spent exploring the woods, the countryside becomes part of everyday life rather than somewhere reserved for weekends.

Despite its peaceful setting, connections are excellent. Tilehurst station is around a fifteen-minute walk away, placing Reading just one stop from home. From there, fast services reach London Paddington in around 25 minutes, while the Elizabeth line provides direct connections through central London and beyond. Junction 12 of the M4 is approximately three miles away, making Heathrow, the M25 and the wider motorway network readily accessible.



Pangbourne's independent cafés, restaurants and shops are only a few minutes away, complemented by a large Waitrose in nearby Tilehurst and the wider cultural, retail and dining offer of Reading. Families are equally well served, with a number of highly regarded independent schools including Pangbourne College, Bradfield College, Reading Blue Coats, Cranford House, The Oratory and Moultsford Preparatory School all within comfortable reach.





WHERE TO GO WHEN YOU NEED...



Everyday Essentials: Tesco Express is just a couple of minutes away for those last-minute essentials, while Pangbourne's garage and convenience store is only a short drive. A larger Waitrose in nearby Tilehurst makes the weekly shop equally effortless.



Dinner & Drinks: The current owners regularly recommend The Crooked Billet in Stoke Row and The Swan in Pangbourne for relaxed lunches and evening meals. For a wider choice, Reading is just one stop by train, offering everything from riverside dining at London Street Brasserie to the unique setting of Thames Lido, alongside an excellent selection of independent restaurants, cafés and bars.



Shopping: From everyday convenience to boutique browsing, the area offers plenty of choice. Reading combines The Oracle Shopping Centre with well-known high street brands and independent retailers, while Pangbourne's village centre provides independent shops, cafés, delicatessens and everyday essentials in a more relaxed setting.



Golf & Fitness: Calcot Park Golf Club is one of Berkshire's most highly regarded courses, while health clubs, gyms and swimming facilities are all within easy reach in Reading and Tilehurst. For those who prefer to stay active outdoors, the Thames Path and nearby Sulham Woods provide miles of walking routes from almost the doorstep.



Commuting: Tilehurst station is around a 15-minute walk away, placing Reading just one stop from home. From there, fast services reach London Paddington in around 25 minutes, while the Elizabeth line continues directly through central and east London.



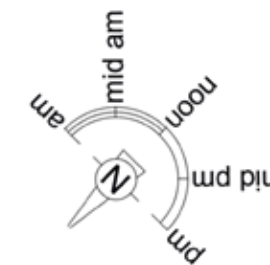
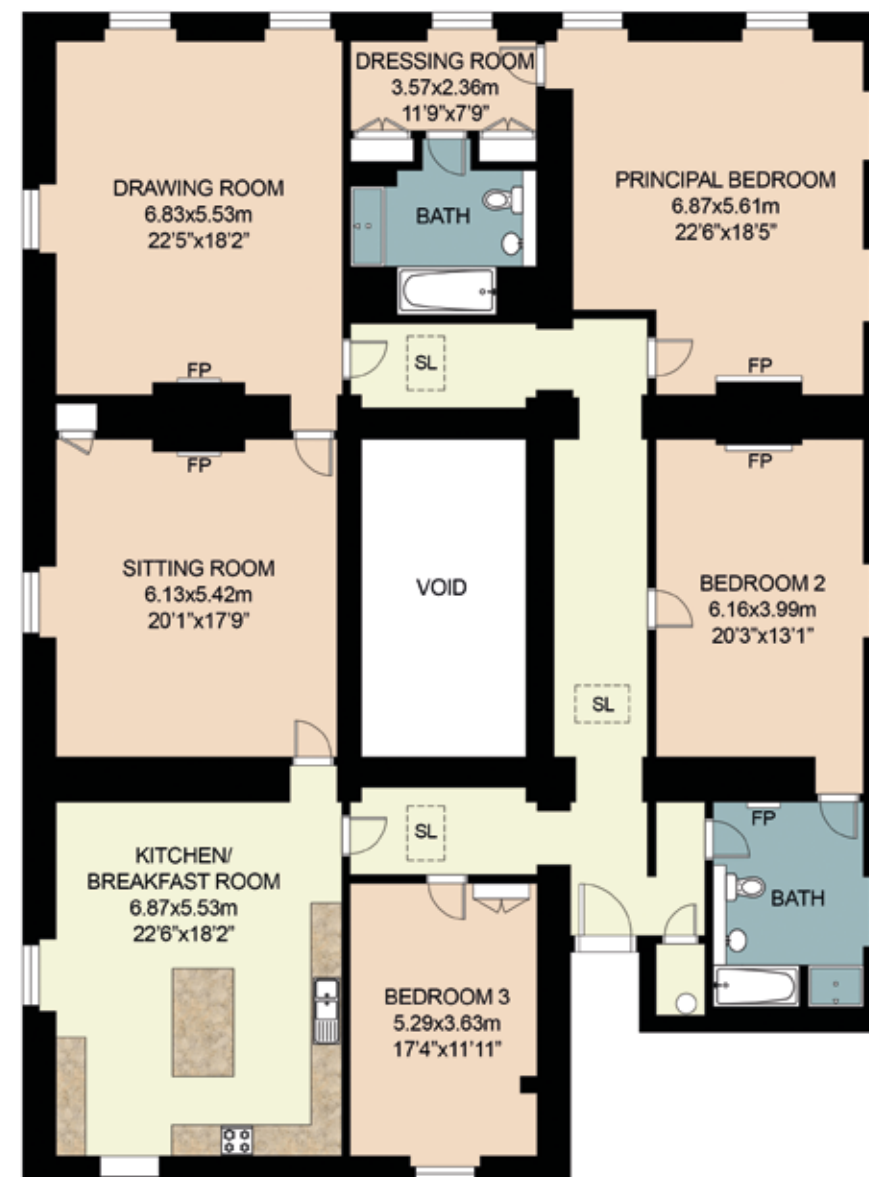
Schools: The property is well placed for many of the area's most respected independent schools, including Pangbourne College, Bradfield College, Reading Blue Coats, Cranford House, The Oratory and Moultsford Preparatory School, with many school bus services operating via Pangbourne.

THE FINER DETAILS

- EPC: C
- Services: All main services, gas central heating
- Local Authority: West Berkshire Council, Newbury
www.westberks.gov.uk
- Council Tax Band : G
- Tenure: Held on the balance of a 999 year lease commencing 1 January 2006 (approximately 978 years remaining)
- Ground rent £100 per annum.
- Variable maintenance/service charge, currently £10,338.25 per annum.
- Distances: Train Station: Tilehurst 0.8 miles (10-15 mins walk)
Reading: 4 miles
London Paddington: 30 mins by rail
Central London: 43 miles
London Heathrow: 35 miles



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



BASEMENT
STORE
2.88x1.90m
9'5"x6'3"

GARAGE
6.19x2.90m
20'4"x9'6"

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