



Duranlock Mapledurham Drive
Purley On Thames, RG8 8BD



Guide price £750,000 Freehold

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GROUND FLOOR
1169 sq.ft. (108.6 sq.m.) approx.

1ST FLOOR
782 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA : 1951 sq.ft. (181.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DESCRIPTION:

VP - Presented to the market is this contemporary four bedroom detached house with off road parking, overlooking fields and in stunning condition throughout. The property comprises entrance porch, boot room, bedroom, WC, bathroom, study, cinema/bedroom and an open plan kitchen/dining room with bi fold doors into the rear garden. On the first floor there is an impressive living room with a balcony overlooking fields, shower room, bedroom and master bedroom with en suite. The landscaped rear garden is circa 80ft in depth and has a modern office outbuilding with power, lighting and internet.

The property is located in Purley on Thames which is a flood risk area. The property is built above the 1947 flood level.

The property benefits from solar panels, as well as numerous other eco features.

The land directly opposite the property is designated as part of the Wessex Downs Area of Outstanding Natural Beauty. Planning has also been granted to turn the property into a more traditional 4 bedroom upstairs layout should a prospective purchaser wish to consider conversion.

SUMMARY OF ACCOMMODATION:

- FOUR BEDROOMS
- OFF ROAD PARKING
- CLOSE TO RIVER
- STUNNING VIEWS
- CINEMA ROOM
- DETACHED
- OFFICE/OUTBUILDING
- IMMACULATE CONDITION
- KITCHEN/DINING AREA
- THREE BATHROOMS

ADDITIONAL INFO:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

VIEWING STRICTLY BY APPOINTMENT:

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