



Hythe End Road, Wraysbury



## Description:

We are delighted to offer for sale this deceptively large family home offering extremely flexible living accommodation to include a self contained annex and situated on a stunning bend of the river Thames with breath-taking views across to open parkland on the Runneymede bank. There is also a unique opportunity to acquire a large woodland area immediately adjacent to the property .by separate negotiations.

Enviably located towards the end of a private lane and bordering National Trust land this fabulous family home offers wonderfully spacious and extremely adaptable accommodation. The current owners have extended the property to provide large open plan living whilst taking advantage of its' riverside location and magnificent views. Measuring approx. 2500 sq ft the property incorporates a substantial annex with bedroom, kitchen/dining and bathroom ideal for an elderly parent or teenager. There is another bedroom and bathroom to the ground floor and a second reception room with access onto the river garden. To the first floor there is a large room which has the ability to be divided up with a fitted concertina door however equally could be used as another riverside reception with doors onto a balcony and spectacular, far reaching views. There are a further 3 bedrooms, a shower room and family bathroom.

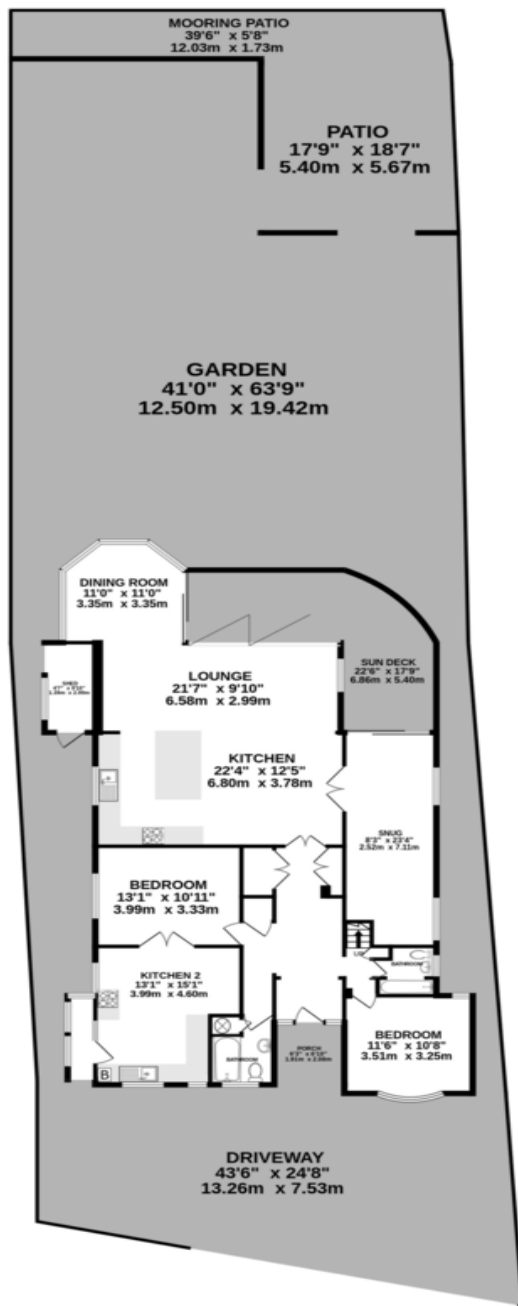




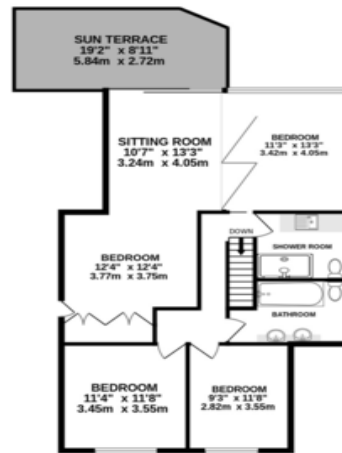
The riverside garden is mainly lawned with a concrete slipway and hard standing with private mooring measuring approx 57ft.

To the front of the property there is a driveway and off street parking for 3 vehicles.

**PRIVATE WOODLAND:** Offered for sale by separate negotiations there is a large, secluded woodland area with a detached summer house.



**GROUND FLOOR**  
1565 sq.ft. (145.4 sq.m.) approx.



**1ST FLOOR**  
901 sq.ft. (83.7 sq.m.) approx.

**TOTAL FLOOR AREA : 2466 sq.ft. (229.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## INFORMATION

**TENURE:** Freehold  
**COUNCIL TAX:** G  
**COUNCIL:** Royal Borough of Windsor and Maidenhead  
**EPC:** B  
**PRICE:** £1,299,950



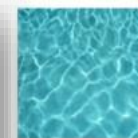
Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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Water Side  
Residential

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