

Deep Waters, Friary Island, Wraysbury, Berkshire



A fabulous three bedroom single storey home, with mooring on Friary Island.

Summary of accommodation

Ground Floor: Entrance hallway | Sitting room | Dining room | Kitchen/breakfast room | Utility | Principal bedroom with dressing area and en suite shower room | Two further bedrooms, one en suite | Family bathroom | Cloakroom

Outside: Garage | Private 50ft mooring | Basement | Solar panels

Situated in a quiet location at end of a no through road. Deep Waters is a fantastic single storey home with three bedrooms, one currently used as a study, with uninterrupted views to the river. Benefiting from a private mooring and wonderful westerly facing orientation, the property is drenched in sunlight all afternoon.

Comprising over 1,500 square feet, along with a generous basement, the property offers a private location and ample accommodation and exterior space to enjoy the river front position. Entering to the side of the property, with an entrance hallway and cloakroom, along with an open dining room. The generous sitting room boasts a dual aspect and fantastic westerly views to the river, along with a central, working fireplace. The living room has sliding doors out to a raised veranda, fitted with an electric visor to protect against very sunny afternoons. A fully fitted, modern kitchen, with marble worktops and an adjoining breakfast room, also offers direct access out to a raised veranda and further patio area, perfect for alfresco dining. The property also offers a utility room, fitted with the same cabinetry and worktops as the kitchen.

The property offers three bedrooms. The principal bedroom offers fitted wardrobes and dressing area, with shower and washbasin. The primary bathroom serves bedrooms two and three. Bedroom three has been fitted with cabinetry to work perfectly as a study.





Additionally, to the raised verandas and patio, the garden features a lower lawn with pathway down to the private mooring. The garden is beautifully maintained with a border of shrubs and flowers. Finally, a single garage and generous basement below the property offer further storage. The property is fitted with 14 solar panels, along with two batteries which has given the current owner a very effective electricity supply.

Location

Friary Island is located on the river Thames, close by to Wraysbury and Old Windsor. Train services via Sunnymeads station (1.2m) and Wraysbury (1.8m). Many local conveniences can be found in nearby Wraysbury and Egham, along with additional shopping facilities in Staines and Windsor.

The area offers fantastic road connections, via the M25 and M4, along with being within easy reach of Heathrow (7m).

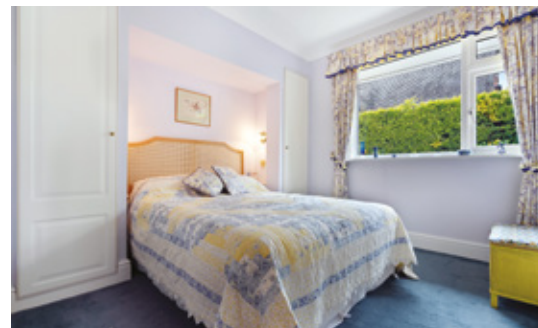
Property information

Tenure: Available freehold

Local Authority: Royal Borough of Windsor and Maidenhead

Council Tax: Band F

EPC Rating: D



Approximate Gross Internal Floor Area

House - 131.73 sq m - 1418 sq ft

Basement - 32.48 sq m - 350 sq ft

Garage - 14.54 sq m - 157 sq ft

Total - 178.75 sq m - 1925 sq

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2024. Photographs and videos dated June 2024.

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