



The Oast Barn | Staines Road, Wraybury, Berkshire TW19 5BS

The **Frost** Partnership



# The Oast Barn

Staines Road, Wraysbury, Berkshire TW19 5AA

Situated in the heart of Wraysbury village, The Oast Barn offers the best of both worlds; the convenience of shops and local amenities within walking distance and the tranquility of landscaped gardens of 0.8 of an acre. The property dates back to the 1700s with some period features and is extremely spacious, comprising five bedrooms, four reception rooms and four bathrooms. In addition to extensive lawned gardens the property offers a double garage, workshop and gated off street parking. Viewings are highly recommended. EPC Rating: E

## GROUND FLOOR

• Entrance hall • Formal Lounge • Kitchen • Pantry • Dining room • Family room • Study • Bedroom 3 • Utility room • Shower room

## FIRST FLOOR

• Master bedroom with dressing room and ensuite bathroom • Bedroom two • Bedroom four • Bedroom five with ensuite shower room • Family shower room

## OUTSIDE

• Double Garage with Workshop and further storage, offering potential for conversion into an annexe S.T.P.P

## DIRECTIONS • TW19 5AA

\*From our office turn left onto Staines Road and the property can be found approximately 160m on your right hand side.







## ACCOMODATION

The property offers versatile accommodation and with two independent staircases it provides scope for a separate self-contained annexe to the main house if required.

The current layout comprises four first floor bedrooms, the master with dressing room and en-suite bathroom and there are two further shower rooms on the first floor.

The ground floor comprises a large 31ft double aspect lounge with patio doors leading out to the garden and a large feature fireplace as the focal point of the room. There is also a kitchen, an open plan dining room to the family room with a log-burning stove, a study, shower room, utility room and an additional bedroom. Staircases lead from this bedroom and the main entrance hallway to the first floor.

## GROUNDS

With parts dating back to the 1700's, The Oast Barn is thought to be conversion from the original coach house, stables and grooms' cottages, into a five bedroom detached house on a beautiful plot of just over 0.8 acres. Despite it's history, the property is not listed so could be altered or extended subject to normal planning constraints.

The gardens, which host a vegetable plot and numerous mature fruit trees including damson, apple and greengage, back onto a watercourse which flows into the River Colne Brook, and ultimately into Staines-Upon-Thames via the River Thames. A well has been installed to help keep the garden well-watered.

The property is set behind a gated driveway which provides ample off street parking and a detached double garage along with a workshop to the rear.

## THE LOCATION

The Oast Barn is situated in the heart of Wraysbury village with local amenities right on the doorstep. The village has two churches (St Andrew's Anglican & Wraysbury Baptist), sports and social clubs including cricket, football, tennis and bowls. There is an excellent primary school and two pub/restaurants, The George and The Perseverance.

Lakes close by provide opportunities for windsurfing, sailing, water skiing, open water swimming, nature watching and fishing while nearby National Trust land offers numerous riverside walks and trails to explore.

Public transport links are superb with Wraysbury (0.7m) and Sunnymeads (1.1m) train stations providing direct train services into Windsor & London Waterloo. There is also easy access to the M25 motorway network and Heathrow Airport.





1ST FLOOR  
APPROX. FLOOR  
AREA 925 SQ. FT.  
(85.6 SQ. M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 499 SQ. FT.  
(46.4 SQ. M.)



TOTAL APPROX. FLOOR AREA 3088 SQ. FT. (287.8 SQ. M.)

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or mis-statements. This site is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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GROUND FLOOR  
APPROX. FLOOR  
AREA 1634 SQ. FT.  
(151.8 SQ. M.)

The **Frost** Partnership

Viewings by appointment via our  
**Wraysbury Office:**

T 01784 488111 E [wraysbury@frostweb.co.uk](mailto:wraysbury@frostweb.co.uk)

[frostweb.co.uk](http://frostweb.co.uk)

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