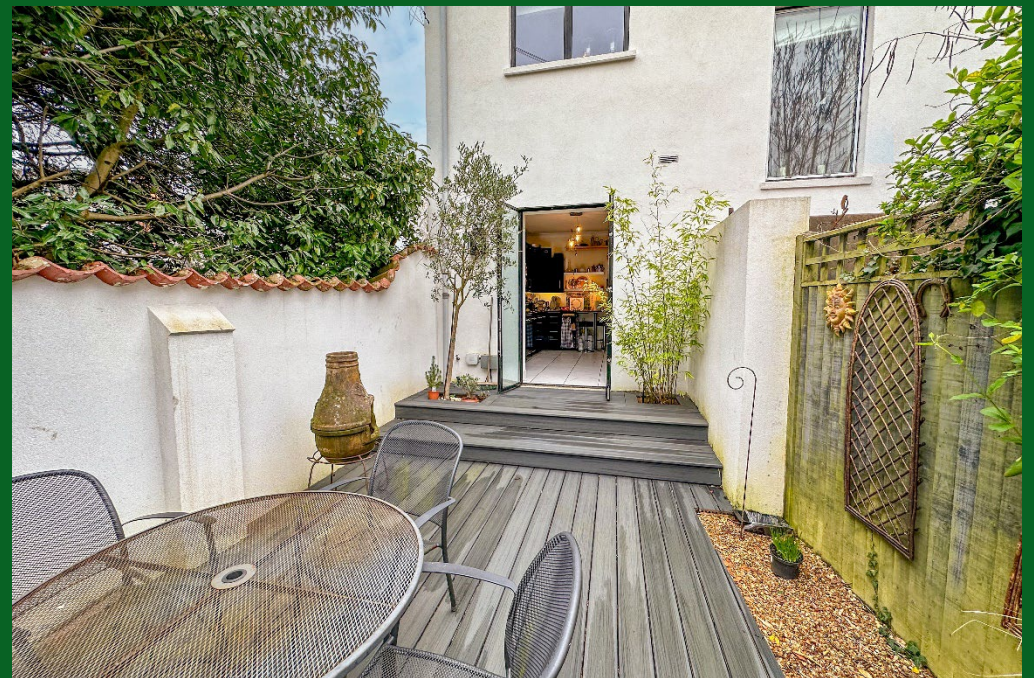




Wraysbury, Berkshire
Guide £850,000 *Freehold*

B. S. BENNETT





A most delightful and unique four-bedroom character house situated in a semi-rural location, yet within easy reach of the village centre and Sunnymeads Station. The property and grounds are on a large plot measuring approximately 0.31 acres (0.13 hectares). The accommodation offers a great blend of character features with modern-day living that includes a large sitting and dining room, modern kitchen that leads out to a secluded courtyard, ground floor shower room and bedroom 4/study, three double-sized first floor bedrooms, family bathroom and a large 6m roof terrace that overlooks the beautiful grounds. The large garden has a large timber outbuilding and a separate summerhouse. A gravel driveway to the front provides parking for at least three cars. **HIGHLY RECOMMENDED.** Energy Rating: TBC

The Accommodation:

High ceilings enhance the spacious accommodation with quality solid French oak flooring to the ground floor (except the kitchen and bathroom, which are both tiled).

From the entrance hall you will find bedroom four (currently used as a study) with fitted triple wardrobe and mirror fronted sliding doors.

The entrance hall leads through to the hallway with doors to the sitting and dining room, kitchen, and tiled shower room.

The spacious double-aspect sitting and dining room measures some 8.75 m (28 ft 7") in length with a coved corniced ceiling with picture rail, and an attractive wood-burning stove.

The modern kitchen has black gloss units and contrasting red worktops and leads out to a delightful courtyard area, ideal for alfresco dining.

An attractive staircase from the hallway with a picture window, leads to the first-floor landing area with French doors leading out to the large roof terrace. There are three double first floor bedrooms and a family bathroom. Both bedrooms 1 and 2 also have direct access on to the roof terrace 6.14 m (20 ft 1") x 4.22 m (13 ft 8') which provides stunning rural views of the grounds.



The large well-maintained grounds are situated at the front of the property and measure approximately 29 m (95 ft) being the maximum width and 36 m (120 ft) being the maximum length. Mainly laid to lawn with mature shrubs and trees. There is a large timber outbuilding 4.86 m (15 ft 9") x 4.17 m (13 ft 6") with a solid concrete floor, power, and light. And a separate summerhouse 3.56 m (11 ft 6") x 3.67 m (12 ft 0") which also has power and light. At the front of the property there is parking for at least three cars.

Location:

Wraysbury is a thriving Thameside village with all the amenities that one could ask for including charming country pubs, local post office/convenience store, pharmacy, hardware shop, newsagent, The Kitchen Cafe and Co-op. Wraysbury offers a unique opportunity to those seeking to combine traditional values of a village environment together with the accessibility and convenience of modern day living.

Within a short drive you will find Windsor itself, steeped in history with its Castle and Royal connections. Staines town centre provides an excellent array of shopping facilities, restaurants and cinema. Ideal for commuters with Wraysbury and Sunnymeads stations providing direct links into Windsor and London Waterloo, together with easy access of Motorways M25, M4, M3 and London Heathrow Airport.

Services:

Mains gas, electricity, water, main drainage.

Gas fired central heating.

Broadband Availability (according to ofcom.org.uk): Standard, Superfast and Ultrafast Full Fibre.

For mobile voice and data coverage: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

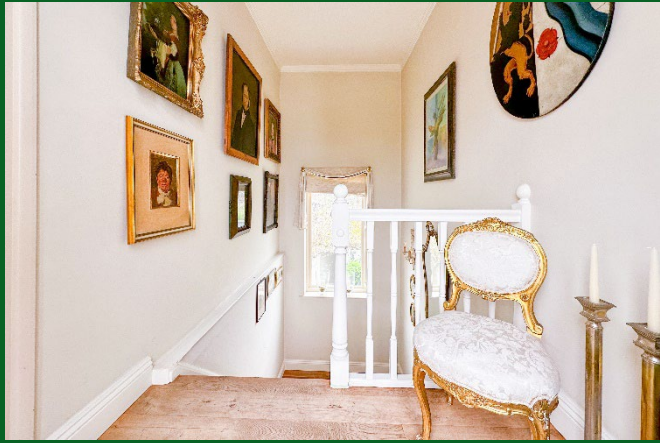
Local Authority:

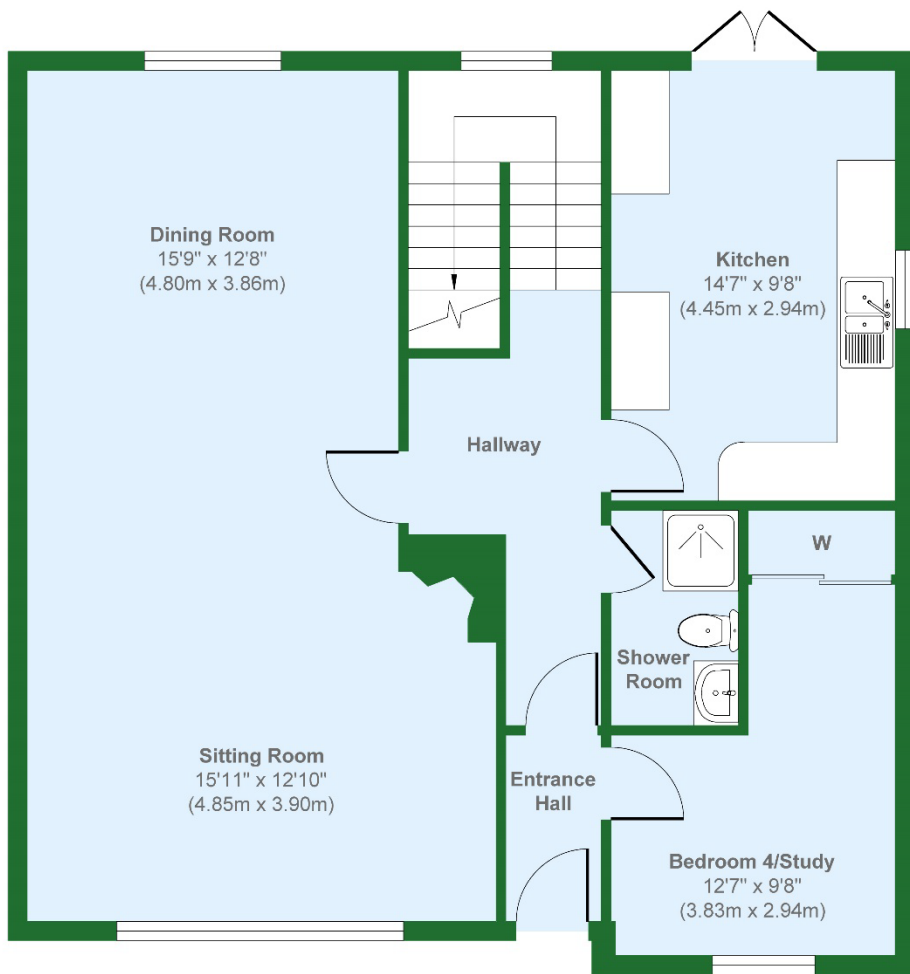
Royal Borough of Windsor & Maidenhead. Town Hall, St. Ives Road, Maidenhead, Berkshire, SL6 1RF.

Telephone: 01628 798888

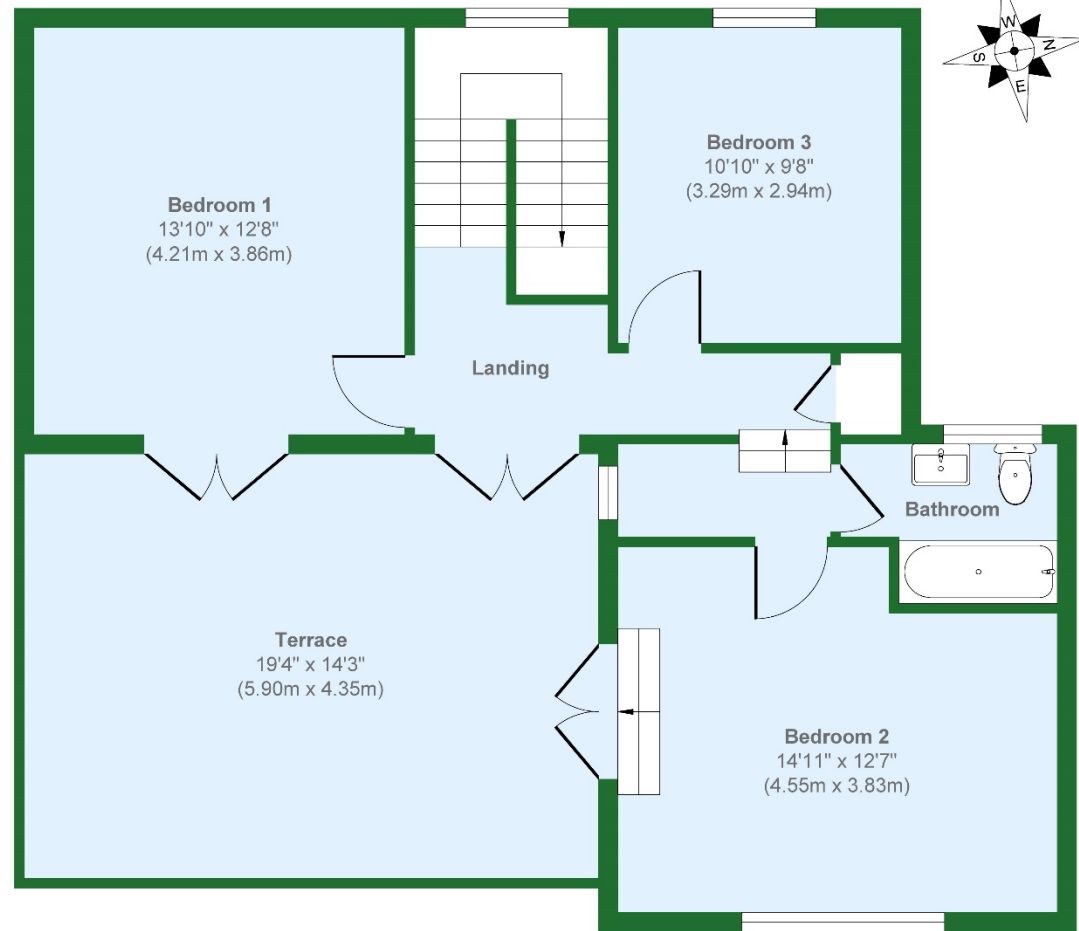
Council Tax Band: F

Payable 2024/2025: £2,452.57





Ground Floor
Approximate Floor Area
861 sq. ft
(80.05 sq. m)



First Floor
Approximate Floor Area
647 sq. ft
(60.12 sq. m)

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Approx. Gross Internal Floor Area 1508 sq. ft / 140.17 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



B.S. Bennett Estate Agents

2 Staines Road, Wraysbury, Staines, Middlesex, TW19 5BS
t: 01784 483839 e: post@bsbennett.co.uk w: bsbennett.co.uk

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