



## Wraysbury

Guide Price £575,000 *Leasehold*

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**B. S. BENNETT**

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Offering beautiful lake views is this unique four bedroom house. The rear access affords the property privacy and seclusion, despite its location in the heart of Wraysbury Village (2 mins walk to shops, 5 mins to school, 10 mins to station with direct connections to London and Windsor). Ample driveway parking, bordered by smart and secure railings, lead to the 100ft garden with its mature planting and feature lamppost. The block-paved pathway to the main house passes an outdoor eating area and the detached, brick built garden room. With power and heating, this versatile bonus room can function as home office, gym, studio or playroom, all with more of those incredible lake views. Behind the garden room an additional shed offers useful storage.

Arriving at the main accommodation, you can appreciate the significant improvements the current owners have made throughout the property. Downstairs, the reconfigured layout provides a well thought out blend of practicality and style. The fully-renovated open-plan space houses the kitchen, living and dining rooms, and includes extensive glazing to maximise views of the garden and lake, while the double doors to the decking area promote inside/outside living. The working stove with dolomite verde surround offers a further focal point. A separate utility and W.C. completes the downstairs.

Moving upstairs, the stairway is flooded with natural light from the roof lantern and comprises four bedrooms, including huge master, two spacious doubles and a further single, as well as a large family bathroom with clawfoot bath and separate shower. This property is truly unique and is a must see! Energy rating: E

#### 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, Co-op and primary school. 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. Ideal for commuters with Wraysbury station providing direct links into Windsor and London Waterloo, together with easy access of Motorways M25, M4, M3 and London Heathrow Airport. 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.

#### Services:

Mains gas, electricity, water, main drainage.

Gas fired central heating.

Broadband Availability (according to [ofcom.org.uk](https://www.ofcom.gov.uk)): Standard, Superfast and Ultrafast Full Fibre.

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

#### Lease Information:

Lease Remaining: 983 years

Ground Rent: £0

Service Charge: £0

#### Local authority:

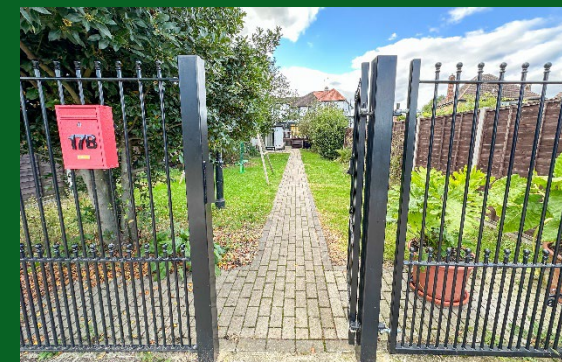
Royal Borough of Windsor & Maidenhead, Town Hall, St.Ives Road, Maidenhead, Berkshire, SL6 1RF

Telephone 01628 798888

Web: [www.rbwm.gov.uk](http://www.rbwm.gov.uk)

Council Tax Band: D Payable 2025/26: £1837.71

# B. S. BENNETT



# B.S. Bennett Estate Agents

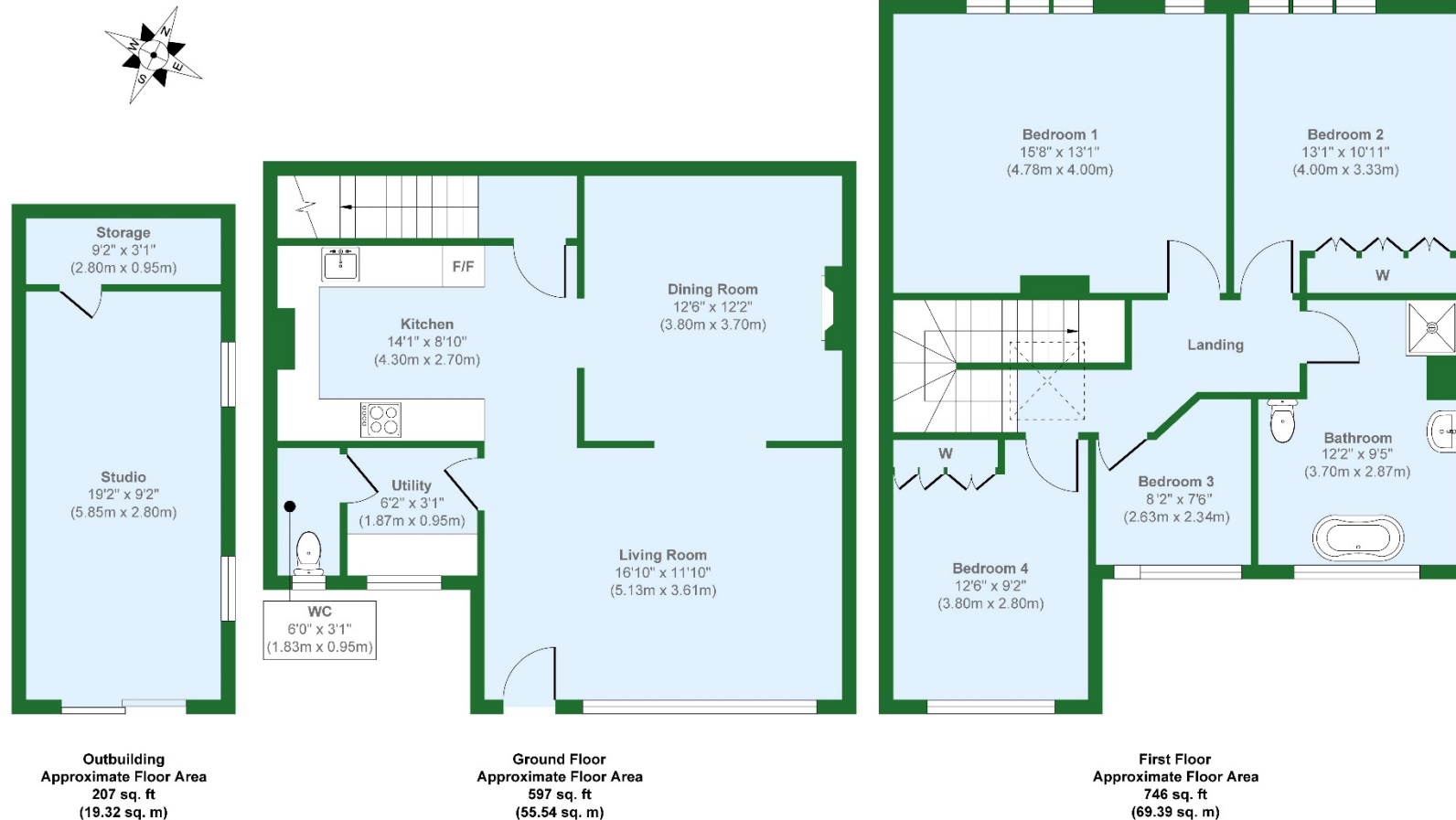
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**Approx. Gross Internal Floor Area 1550 sq. ft / 144.25 sq. m (Including Outbuilding)**

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

Produced by Elements Property

**Please Note:** We wish to inform prospective purchasers that these sales particulars are set out as a general guide. We have not carried out a detailed survey, or tested the services, appliances and specific fittings. Room sizes are approximate: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the seller unless specifically itemised within these particulars. Internal photographs and floor plans are intended as a guide only. Where shown details of the lease, ground rent and service charge have been provided by the seller and their accuracy cannot be guaranteed. Prospective purchasers are advised to obtain verification from their solicitor or surveyor.