



**Wraysbury**

Guide £900,000 *Freehold*

**B. S. BENNETT**









**INCLUDING A SELF-CONTAINED ONE BEDROOM ANNEXE** is this very well-maintained five-bedroom detached family home offering very flexible accommodation. On the ground floor there is a spacious and welcoming entrance hall, living room, separate dining room, fitted kitchen/breakfast room, utility room and shower room. The ANNEXE INCLUDES lounge, kitchen, bedroom and bathroom and has its own central heating and air conditioning. The first floor of the main house has four well-proportioned bedrooms all with fitted wardrobes and a four-piece family bathroom. Outside there is a secluded south-easterly-facing rear garden that extends approximately 25 m (82 ft), own in/out driveway providing parking for numerous vehicles and an attached garage. Conveniently located within walking distance of Sunnymeads Railway Station serving London Waterloo in approximately 40 minutes. **HIGHLY RECOMMENDED.** Energy rating: C

### Summary:

entrance hall | living room | dining room | kitchen/breakfast room | utility room | ground floor shower room | four bedrooms | family bathroom

25 m (82 ft) rear garden | large attached garage | in/out driveway | gas central heating | double glazed windows and doors

Annexe - lounge, kitchen, bedroom, bathroom, air conditioning system, central heating with own gas-fired boiler







### 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 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.

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>

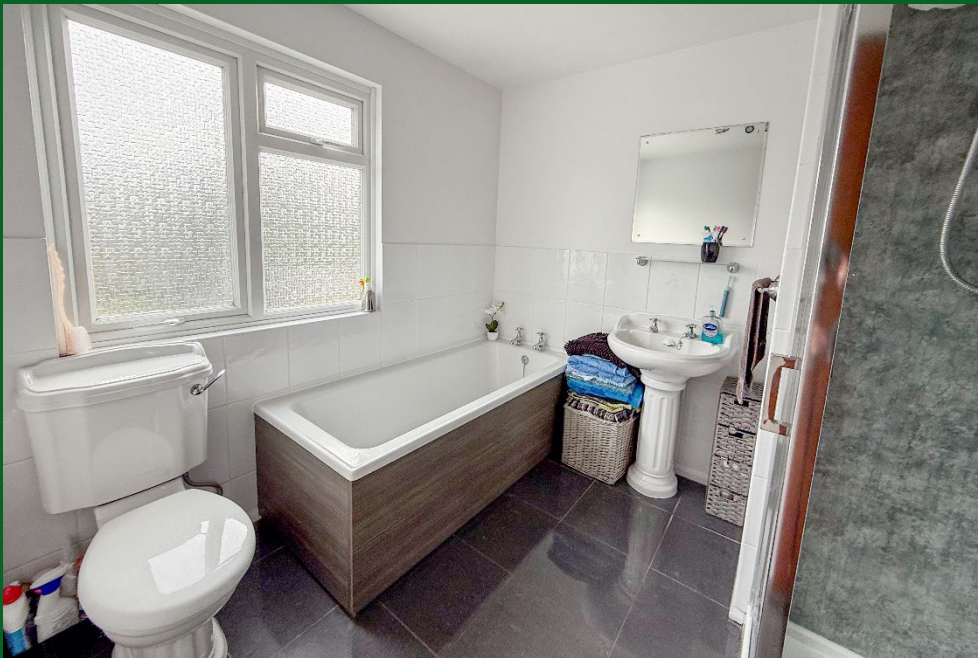
### Local Authority:

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

Telephone: 01628 798888

Council Tax Band: G

Payable 2025/2026: £3,062.84

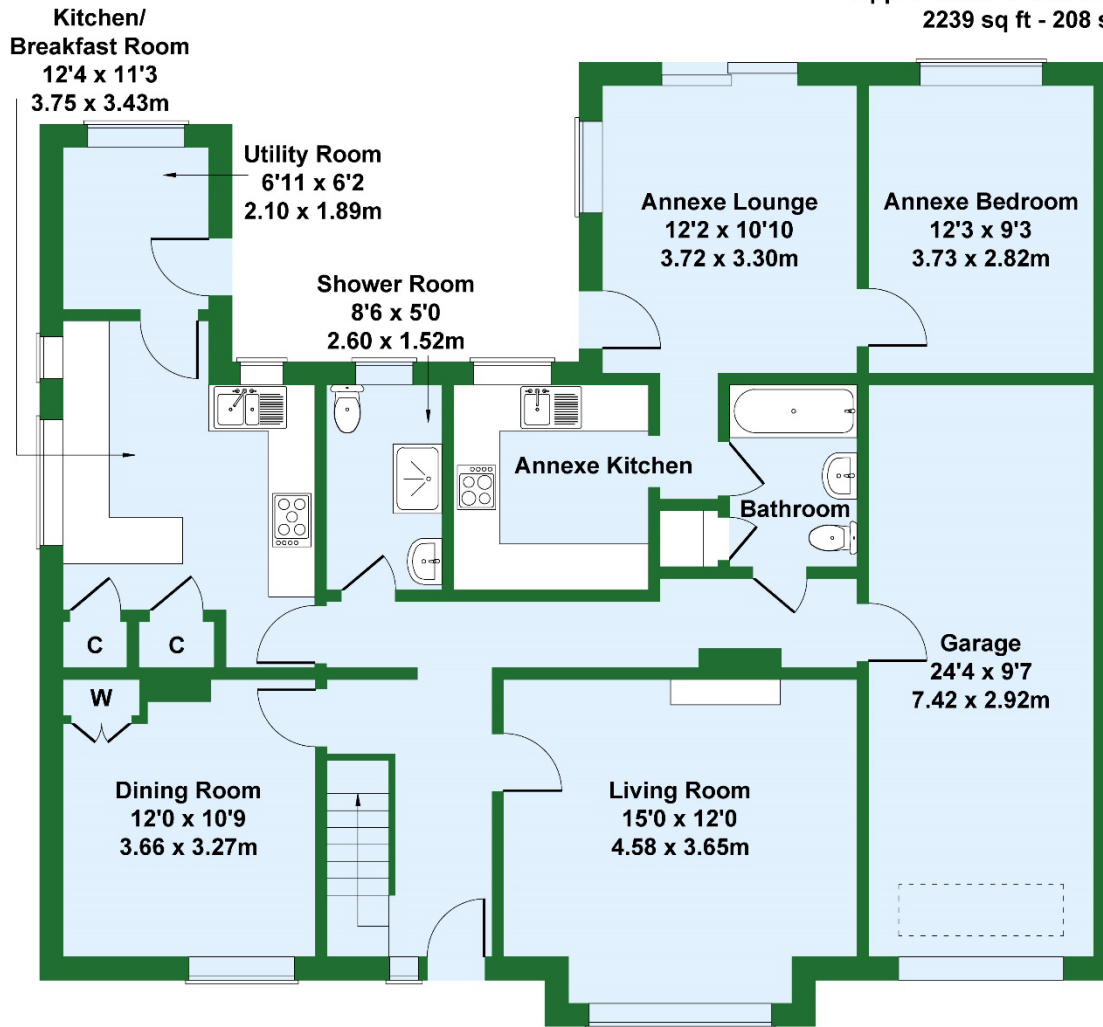




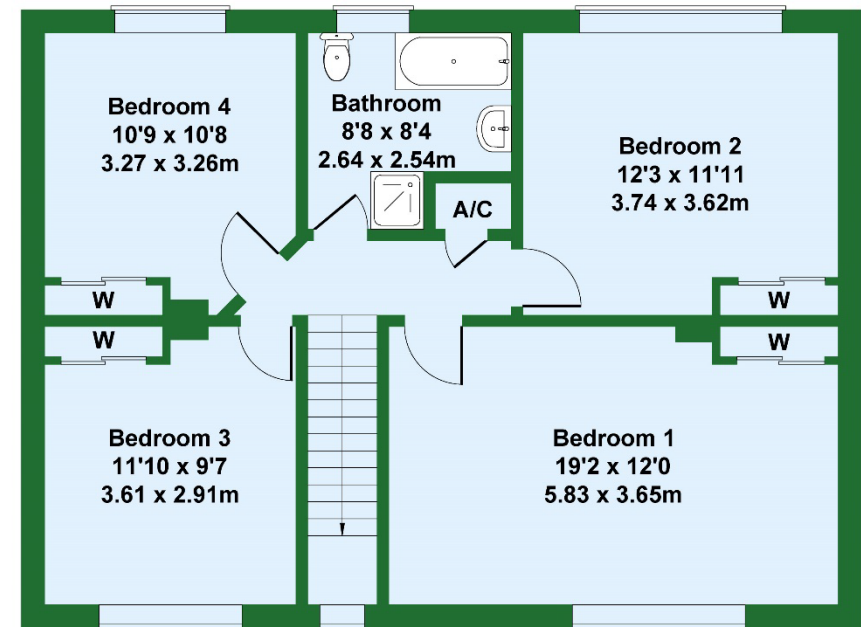
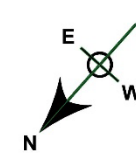




Approximate Gross Internal Area  
2239 sq ft - 208 sq m



GROUND FLOOR



FIRST FLOOR

**B. S. BENNETT**

Not to Scale. Produced by The Plan Portal 2025  
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## **B.S. Bennett Estate Agents**

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