



# Wraysbury

Guide £900,000 *Freehold*

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**B. S. BENNETT**

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We are delighted to offer this superb four-bedroom, three-bathroom detached family home that offers a great blend of modern living with character features. The well-planned accommodation includes a quadrant-shaped entrance porch, entrance hall, cloakroom, large sitting room with an impressive inglenook fireplace and bi-folding doors leading out to the rear garden, separate dining room, study, and modern fitted kitchen/breakfast room. The galleried landing provides access to the four bedrooms, two with en suite and a family bathroom. The superb south-facing rear garden extends approximately 24 m (80ft) with patio terrace and a workshop/outbuilding that could be used as a home office or potentially as an annexe. To the front there is a driveway for four/five cars and access to the integral garage. Conveniently situated within walking distance of the village centre, Sunnymeads station and Wraysbury Primary School. **HIGHLY RECOMMENDED.** Energy rating: C

#### Summary:

entrance potch | entrance hall | cloakroom | sitting room | dining room | study/reception | kitchen/breakfast room | galeried landing | 4 bedrooms | 2 en suite shower rooms | family bathroom | 24 m (80 ft) south facing rear garden | integral garage | paved driveway parking | gas central heating | double glazed windows

#### 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 and Wraysbury stations providing direct links into Windsor and London Waterloo, together with easy access of Motorways M25, M4, M3 and London Heathrow Airport.

#### Services:

Mains electricity, gas, water and private drainage.

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

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

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

Council Tax Band: G

Payable 2025/26: £3,062.84







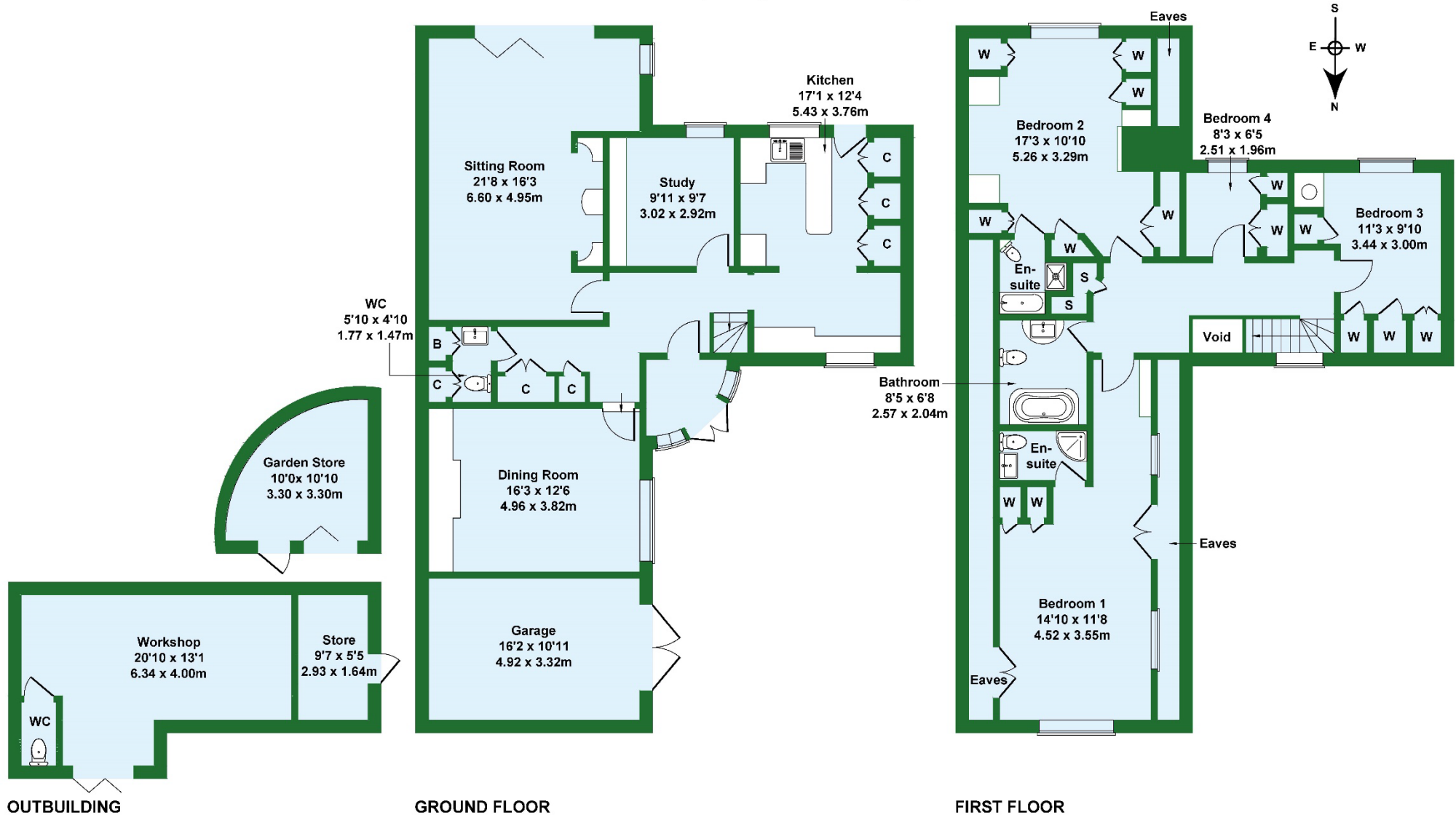








Approximate Gross Internal Area 2174 sq ft - 202 sq m  
(Excluding Eaves and Outbuildings)



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

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