



Wraysbury, Berkshire

Guide £845,000 *Freehold*

**B. S. BENNETT**









Clare House, a charming four-bedroom, two-bathroom detached family home, occupies a prime position in the heart of Wraysbury Village, directly across from the picturesque village green. Built in the early 1950s, this cherished property has remained within the same family for three generations, a testament to its enduring appeal. Having undergone significant modernisation in recent years, the house now boasts a superb open-plan kitchen featuring integrated Neff appliances, a stylishly remodelled downstairs layout, and an extensively upgraded and beautifully landscaped rear garden. A gated driveway to the side offers secure off-road parking, complete with a convenient car charging point. Its central location provides easy access to all of Wraysbury's village amenities, as well as the local nurseries and primary school, making Clare House an opportunity not to be overlooked. Energy rating: TBC

#### Summary:

Covered entrance | entrance hall | cloakroom | sitting room | open-plan kitchen | utility area | dining area | snug/reception | 4 bedrooms | en suite shower room | family bathroom | separate WC | landscaped rear garden | own driveway parking | gas fired central heating | double glazed windows

#### Additional seller information:

This property boasts a CCTV system with indoor and outdoor recording and a security system. Convenience is key with an electric car charging point installed on the driveway, complemented by valuable driveway parking. Furthermore, the driveway has an electric supply, ready for the installation of electric gates. There is also room to extend to the side of the property (subject to planning permission). The interior features include a newly fitted kitchen complete with a Quooker hot tap combined with cold filtered water, waste disposal unit, built-in Neff appliances and wine cooler. The cosy sitting room has a feature fireplace with an inset gas fire. The property also has a half-boarded attic space, which could be adapted for extra living space, (subject to building regulations). Newly fitted carpets throughout the first floor, all walls have been freshly plastered and painted, providing a pristine finish. Outside, the newly landscaped and very private garden features a patio area, perfect for outdoor enjoyment. Electricity and two water supplies have recently been added to the end of the garden, offering possibilities for a garden house or a home office.







### Location:

Clare House is situated in the heart of Wraysbury Village, overlooking the Village Green, opposite the children's playground, with the scouts, cricket green, football pitches, tennis club and bowls club, all within approximately 100 metres.

Wraysbury is a thriving Thameside village with all the amenities that one could ask for including charming country pubs (The George and Perseverance), 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.

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

For mobile voice and data coverage: [checker.ofcom.org.uk/en-gb/mobile-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 2025/2026: £ £2,452.57

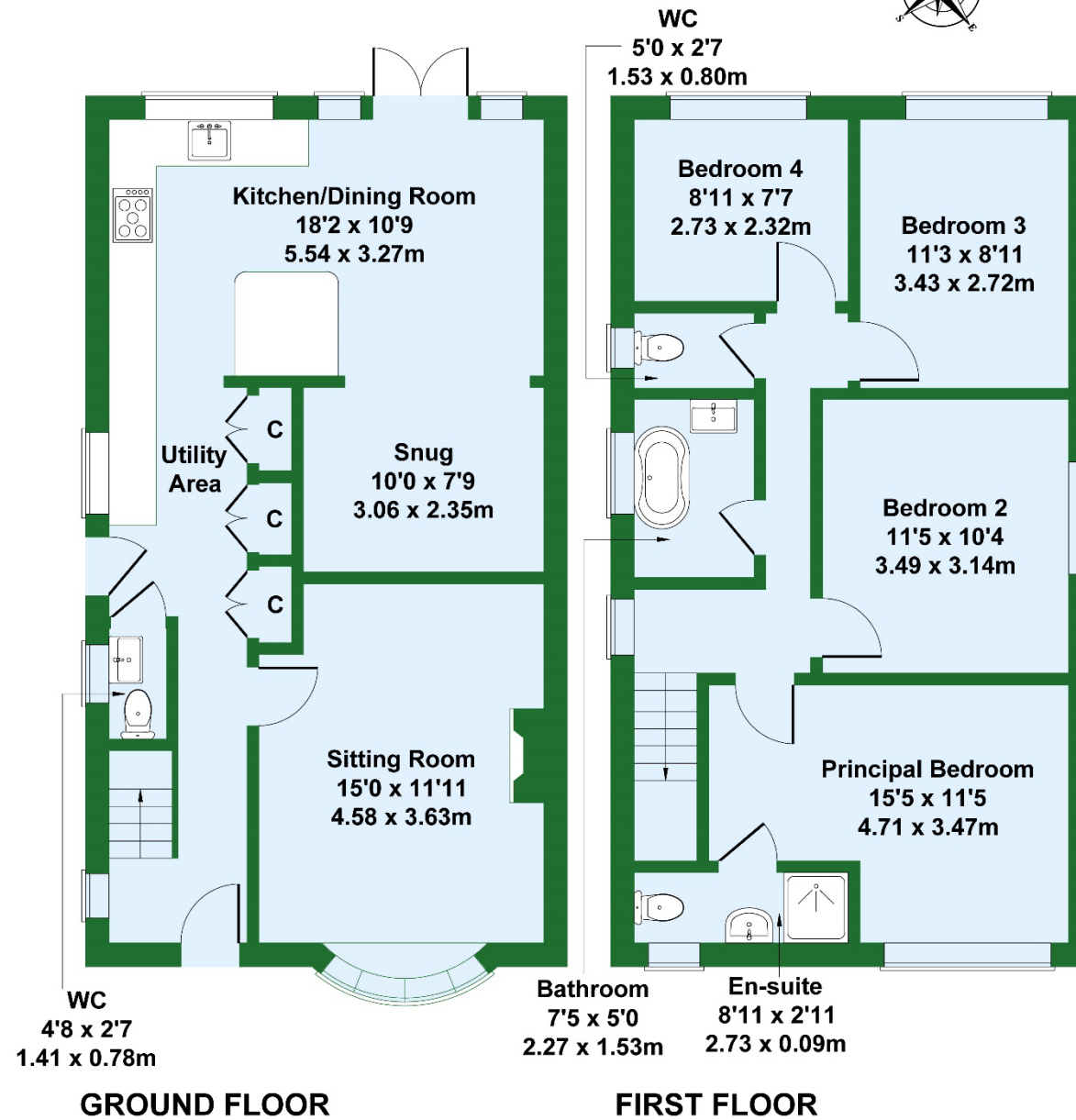








Approximate Gross Internal Area  
1259 sq ft - 117 sq m



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Not to Scale. Produced by The Plan Portal 2024  
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## B.S. Bennett Estate Agents

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