



Wraysbury

£950,000 *Freehold*

B. S. BENNETT





Offered with no onward chain is this detached riverside home. Offering some 238 sq. m (2561 sq. ft) of accommodation. Generous proportions throughout. The heart of the home is a large open-plan reception room, offering versatile living and entertaining space, kitchen, and practical utility room. There is a ground floor bedroom with en suite and two first floor bedrooms, large upper living area, and family bathroom. Outside, an attached double garage and block-paved driveway offer extensive parking. The true highlight, however, is the riverside garden, featuring an impressive 24 m (80 ft) of direct River Thames frontage with private mooring. The property is in need of refurbishment. Energy rating: C

Summary:

entrance hall | large open plan reception room | kitchen | utility room | large upper living area | 3 bedrooms | 2 bathrooms | double garage | block paved driveway | riverside garden | 24 m (80 ft) direct River Thames frontage | private mooring | gas central heating (not tested) | 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 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.



Local Authority:

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

Telephone: 01628 798888

Council Tax Band: 'H' Payable 2025/2026: £3,675.42

Services:

Mains gas, electricity and water. Waste water: Public sewer

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://www.checker.ofcom.org.uk/en-gb/mobile-coverage)

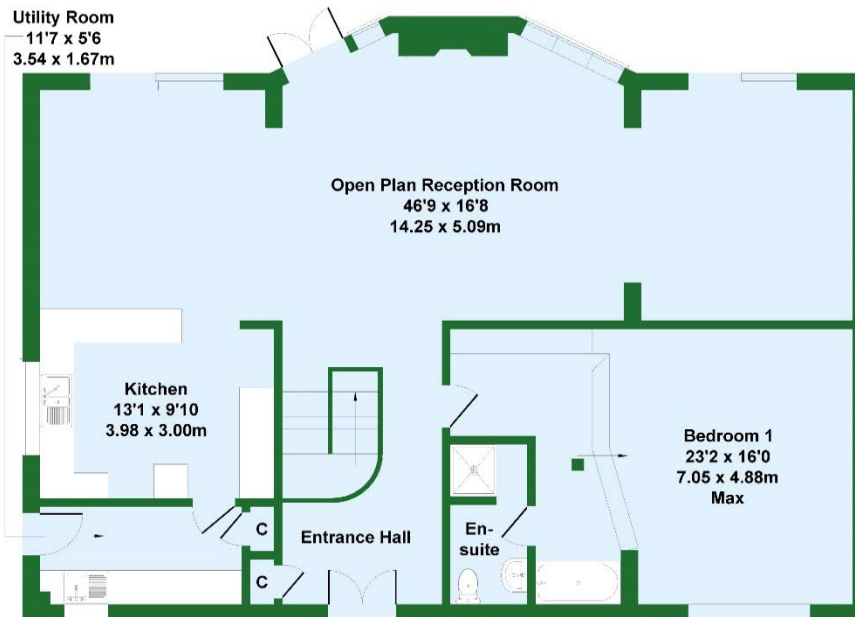
Residents Association (Paid Voluntarily):

Kingswood Creek Residents Association, currently £300.00 per annum. This is for the upkeep of the private road, verges, and electric gates as you enter Kingswood Creek.

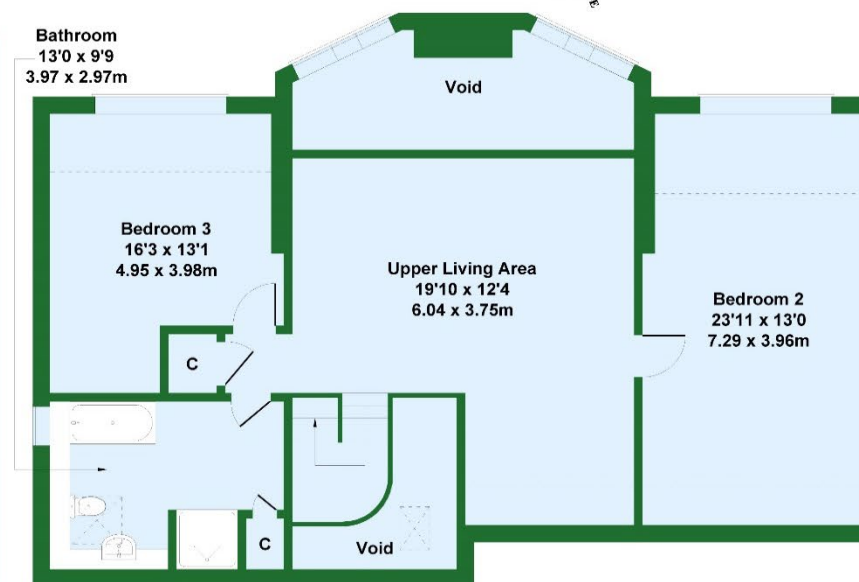




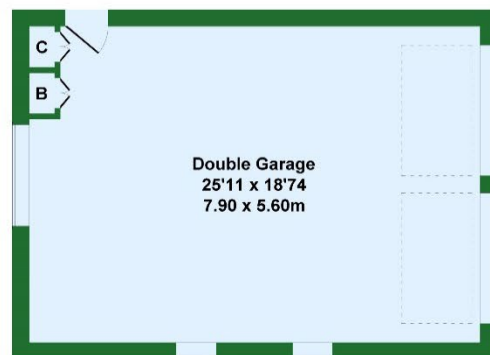
Approximate Gross Internal Area
 Ground Floor = 1442 sq ft - 134 sq m
 First Floor = 1119 sq ft - 104 sq m
 Garage = 474 sq ft - 44 sq m
 Total = 3035 sq ft - 282 sq m
 (Excluding Void)



GROUND FLOOR



FIRST FLOOR



GARAGE

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Not to Scale. Produced by The Plan Portal 2025
 For Illustrative Purposes Only.

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.



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