



**Wraysbury, Berkshire**  
Guide £1,250,000 *Freehold*

**B. S. BENNETT**



This characterful four/five-bedroom Grade II listed cottage, which forms part of *King John's Hunting Lodge* and shares origins dating back to the 15th century, retains many original period features. The drawing room features a spectacular vaulted ceiling overlooked by a minstrels' gallery, with exposed timbers reputed to have been salvaged from decommissioned sailing ships. Additional ground-floor accommodation includes a dining room with original flagstone flooring, a cloakroom, kitchen/breakfast room, utility room and family room. A studio annexe completes the ground floor, offering a kitchenette and bathroom. On the first floor, the flexible accommodation comprises three/four double bedrooms, including the principal bedroom with dressing room (or further bedroom) and two bathrooms. Outside, the impressive lawned grounds extend to approximately 0.6 acres and include mature trees, a long sweeping driveway, a double-width garage and extensive parking. Energy Rating: TBC

#### Summary:

4/5 bedrooms | vaulted drawing room | 'minstrels' gallery | dining room | kitchen | family room | cloakroom | principal bedroom | dressing room or bedroom | 3 bathrooms | separate studio annexe | 0.6 acres grounds | double width garage | extensive parking | oil fired central heating

#### Location:

This charming and unusual property is set in an area of immense historical interest. The Magna Carta was sealed nearby at Runnymede and much of the local land has had Royal associations for centuries.

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 to 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, Superfast and Ultrafast Full Fibre.

For mobile voice and data coverage: [checker.ofcom.org.uk/en-gb/mobile-coverage](https://www.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)

Main House: Council Tax Band: F

Payable 2026/27: £2,854.11

Studio Annexe: Council Tax Band: A

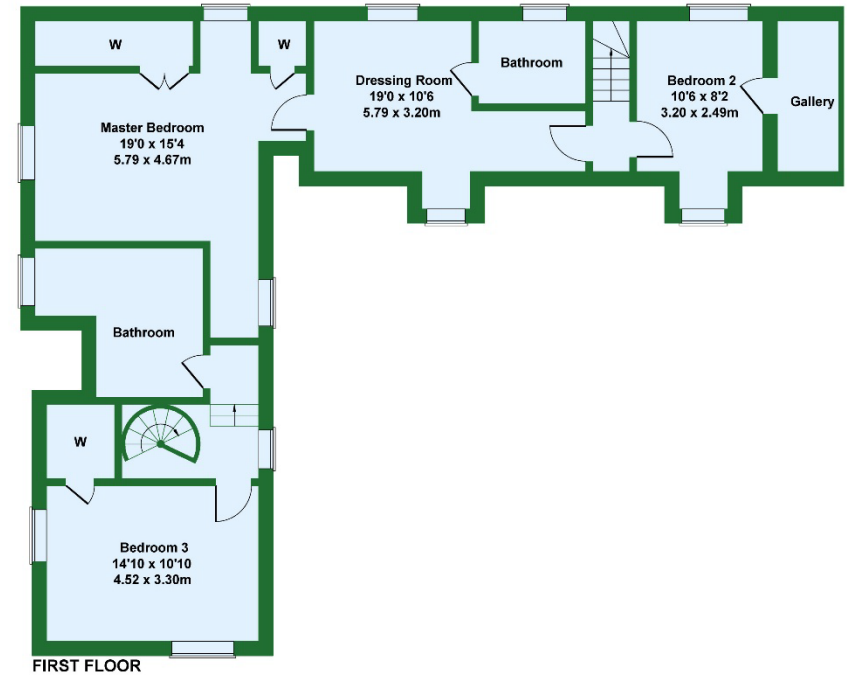
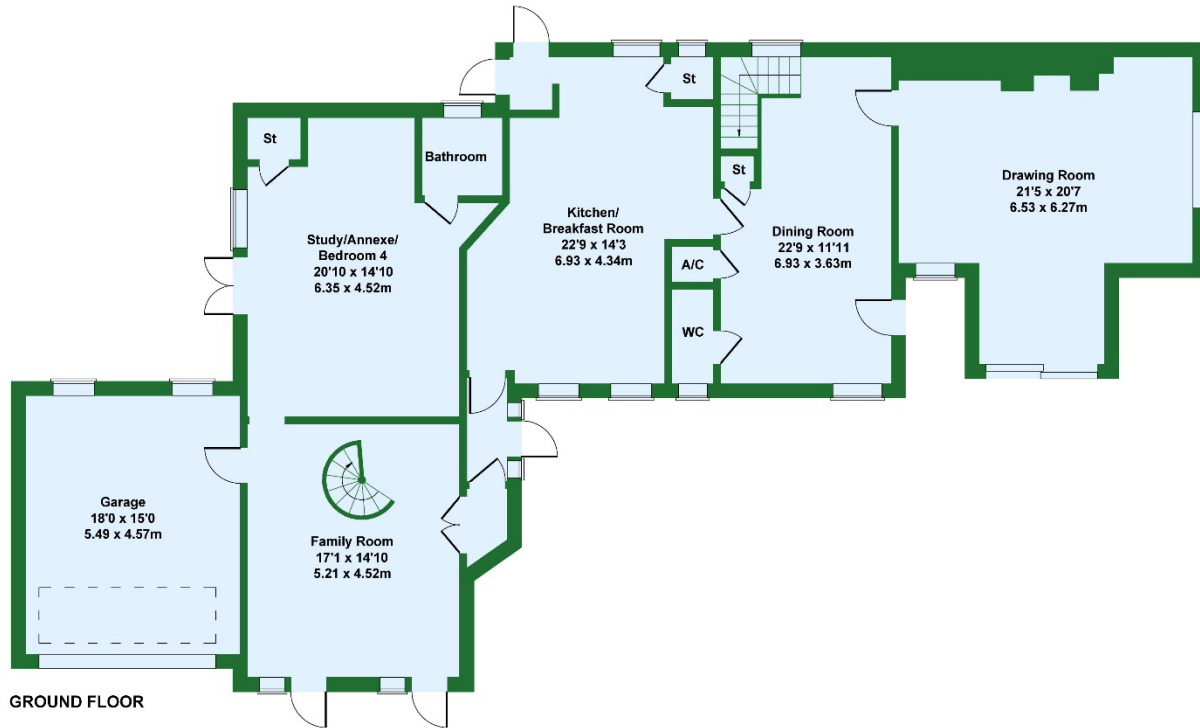
Payable 2026/2027: £1,317.27







Approximate Gross Internal Area  
2949 sq ft - 274 sq m



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Not to Scale. Produced by The Plan Portal 2026  
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.



**B.S. Bennett Estate Agents**

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