



## Wraysbury

Guide Price £400,000 *Freehold*

**B. S. BENNETT**

A rare opportunity to acquire a truly characterful home in the heart of the village. This charming two-bedroom detached cottage traces its origins to the 17th century, when it served as the local bakery. The accommodation comprises an entrance porch, a welcoming sitting room with exposed beamed ceiling and a brick fireplace housing a log burner, creating a wonderful focal point, fitted kitchen, two bedrooms and a family bathroom. The main bedroom benefits from a charming private balcony with scenic views towards the village green. There is a private garden and gated parking area. Perfectly positioned for commuters and families alike, just steps away from local amenities, walking distance of Wraysbury Station and Wraysbury primary school. With Heathrow and major motorways (M3, M4, M25) within easy reach, this is village life without compromises. Offered with no onward chain. Energy rating: D

### Summary:

entrance porch | sitting room | fitted kitchen | landing | two bedrooms | main bedroom with balcony | bathroom | garden | own gated parking area

### 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.

### Services:

Mains gas, electricity, water, shared private drainage.

Gas fired central heating.

Broadband Availability (according to ofcom.org.uk): Standard and Ultrafast Full Fibre.

For mobile voice and data 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.

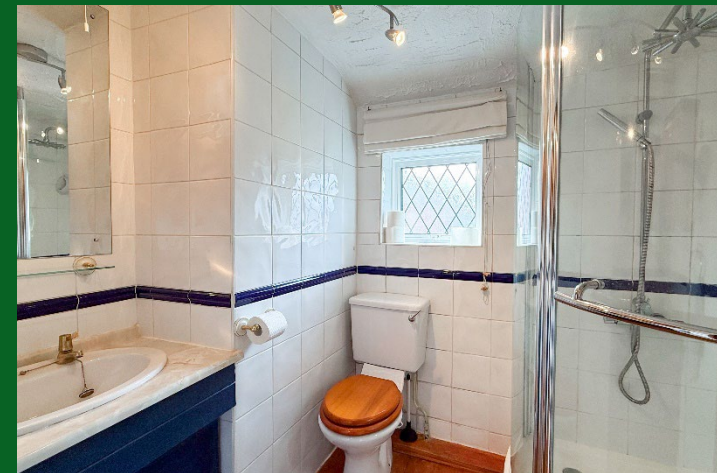
Telephone 01628 798888

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

Council Tax Band: D

Payable 2025/26: £1,837.71

# B. S. BENNETT



# B.S. Bennett Estate Agents

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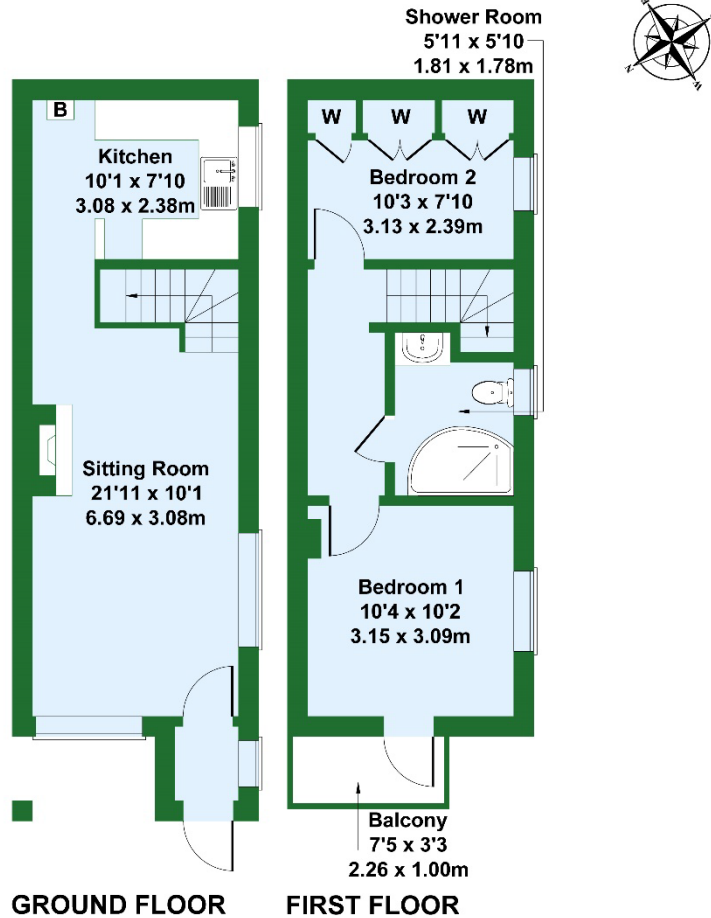
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**B. S. BENNETT**

Approximate Gross Internal Area  
624 sq ft - 58 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.