



## Wraysbury

Guide £1,150,000 *Freehold*

**B. S. BENNETT**



A most attractive five-bedroom detached family home set within this highly sought-after location. The property offers generous living accommodation including an entrance hall with an attractive central staircase, large open-plan sitting/dining room with bi-folding doors overlooking the delightful west-facing rear garden, further separate reception room, study, cloakroom, modern fully fitted kitchen/breakfast room and utility room. On the first floor there is a feature galleried landing, five well-proportioned bedrooms, the principal bedroom with an en-suite, and a modern family bathroom. Outside, the property is set in mature, well-tended grounds, the rear garden extending approximately 25m (84ft) and a detached double garage to the front with driveway parking for around six cars. This home is within easy reach of the village amenities, local school, and excellent transport links including Wraysbury Station and major motorway routes. Energy rating: D

#### Summary:

covered entrance | entrance hall | study | cloakroom | large open plan sitting/dining room | separate reception room | kitchen/breakfast room | utility room | galleried landing | 5 bedrooms | 2 bathrooms | westerly facing rear garden | detached double width garage | driveway parking

#### Location:

The property is within close proximity of St Andrew's Church, from where a public footpath leads through the churchyard and down to the River Thames, offering wonderful walking opportunities. Nearby, within National Trust land, stands the ancient Ankerwycke Yew, believed to be around 1,400 years old, set beside the atmospheric ruins of St Mary's Priory, a Benedictine nunnery dating back to the 12th century. Together, these make for a truly memorable countryside walk on the doorstep.

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 mains drainage.

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

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

#### Local authority:

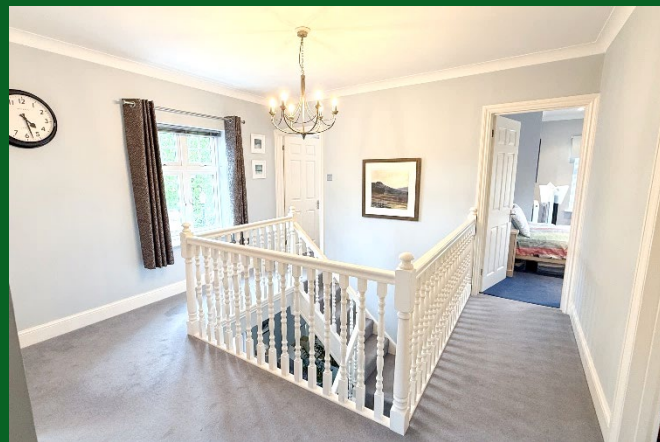
Royal Borough of Windsor & Maidenhead, Town Hall, St.Ives Road, Maidenhead, Berkshire, SL6 1RF.

Telephone 01628 798888 Web: [www.rbwm.gov.uk](http://www.rbwm.gov.uk)

Council Tax Band: G

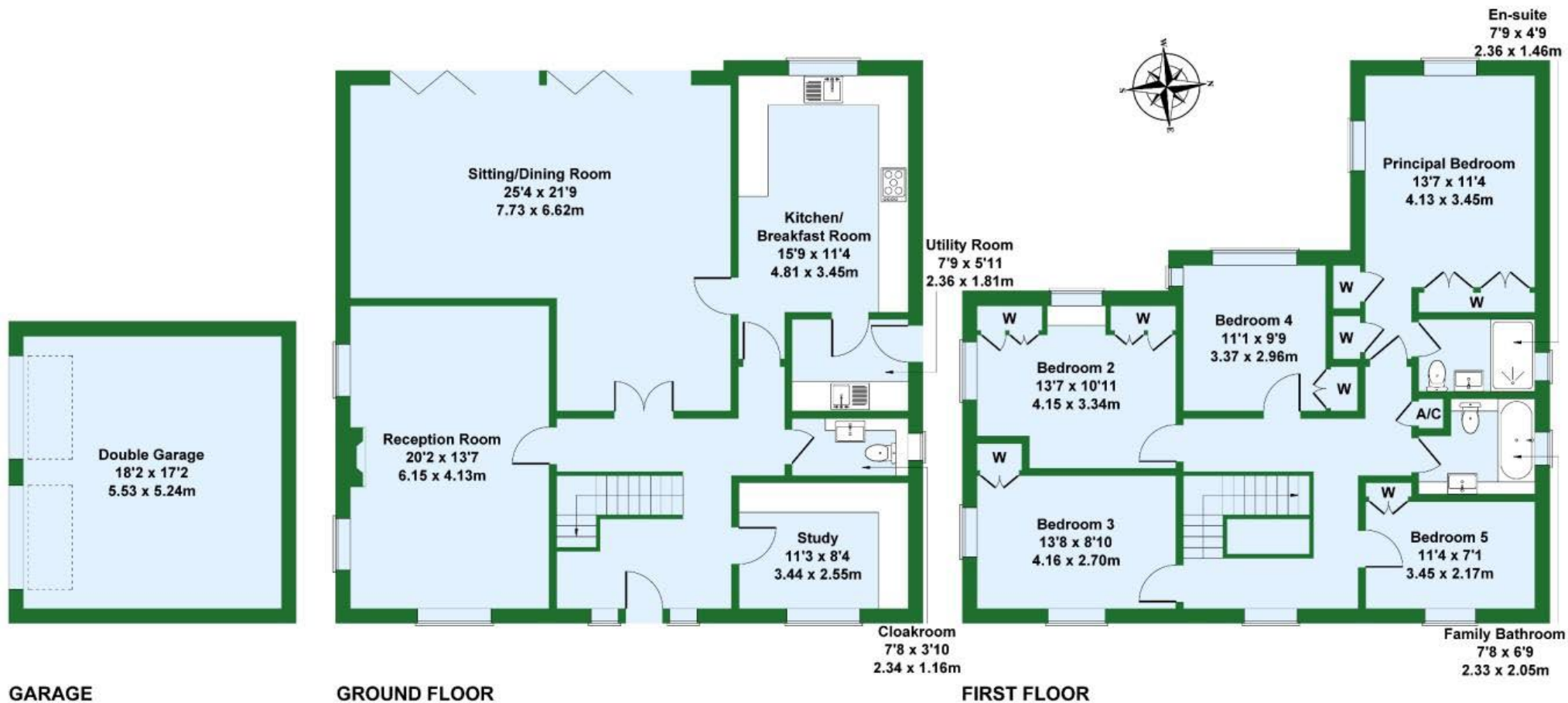
Payable 2026/27: £3,293.19







Approximate Gross Internal Area  
2573 sq ft - 239 sq m



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.



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