



Wraysbury

Guide £1,320,000 *Freehold*

B. S. BENNETT



A brand new stunning high-specification four-bedroom detached family home offers generous and well-planned accommodation. Measuring approximately 259 sq. m (2788 sq. ft). There is an impressive entrance hall, a large open-plan sitting/dining room with media wall and 75' TV, luxury open-plan fully equipped contemporary kitchen with island, separate utility/secondary kitchen, cloakroom, further reception room. On the first floor there is a large galleried landing with distant views of Windsor Castle, main bedroom with en-suite bathroom, second bedroom with en-suite, two further double bedrooms, study and a family bathroom. The landscaped grounds include a newly turfed rear garden, an extensive driveway to the front providing parking for several vehicles and an integral garage. All set behind an electric sliding gate. Conveniently situated within a short walk of Sunnymeads Station serving London Waterloo. Energy rating: TBC

Features and Specification:

◆ Underfloor heating to the ground floor ◆ Impressive entrance hall ◆ Staircase with glass balustrade ◆ Contemporary dark wood internal doors ◆ Aluminium double-glazed windows and doors ◆ Eco-friendly heating system with an electric air source heat pump ◆ Fully tiled bathrooms and cloakroom ◆ Karndean flooring to the ground floor ◆ Carpeting to all bedrooms and landing ◆ Large loft space ◆
◆ Luxury kitchen with fitted appliances including Siemens appliances including: fridge, freezer, microwave, coffee machine, 2 separate ovens, wine cooler, induction hob ◆ Media wall with 75' TV ◆ Fitted utility room/secondary kitchen with washing machine and separate dryer tower unit, induction hob and breakfast cupboard ◆ Pre-wiring for CCTV system ◆ CAT 6 wiring throughout ◆ Security alarm with keypad in entrance hall and garage ◆ 8 x Solar panels with Tesla Powerwall (Battery) ◆ Electric car charger point ◆ Newly turfed rear garden ◆ Concrete base for outbuilding ◆ Extensive driveway set behind an electric sliding gate

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 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 electricity and water. Mains drainage.

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

For mobile voice and data coverage: checker.ofcom.org.uk/en-gb/mobile-coverage

Local authority:

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

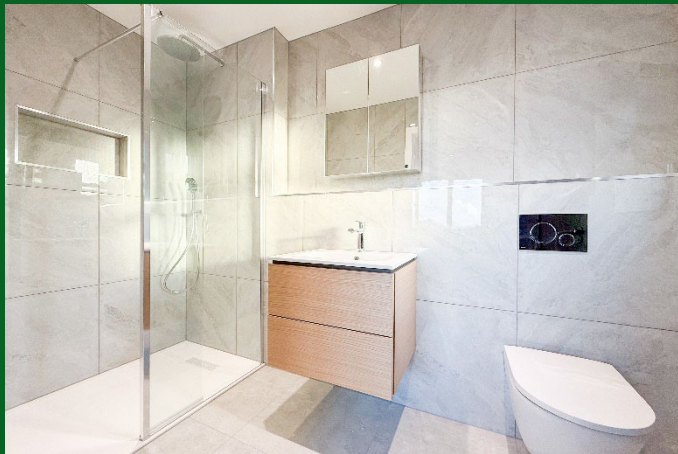
Telephone 01628 798888 Web: www.rbwm.gov.uk

Council Tax Band: To be assessed.

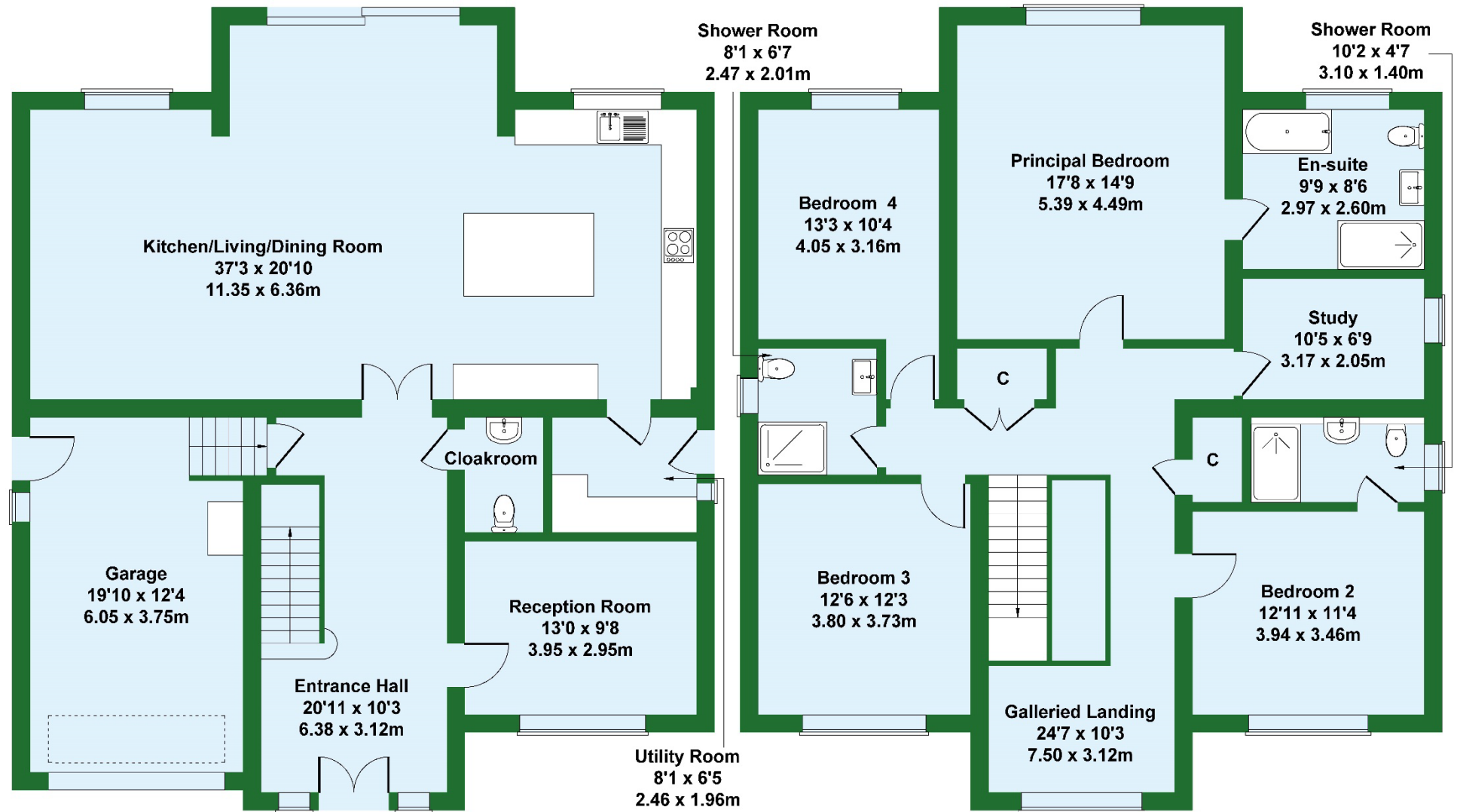
Payable 2025/26: TBC







Approximate Gross Internal Area
2788 sq ft - 259 sq m



GROUND FLOOR

FIRST FLOOR

B. S. BENNETT

Not to Scale. Produced by The Plan Portal 2025
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