



Wraysbury, Berkshire

£430,000 *Freehold*

**B. S. BENNETT**



Charming Village Living with No Onward Chain. Nestled in the heart of Wraysbury, this rare two-bedroom cottage combines period charm with modern refinement. Improved and updated in recent years by the current owners. The home features a contemporary kitchen/breakfast room and a welcoming sitting room. Both bedrooms are generous doubles with built-in wardrobes, complemented by a stylish family bathroom. The enclosed westerly-facing rear garden extends 29m (96 ft) and the current sellers have set up a covered outdoor gym area. Perfectly positioned for commuters and families alike, you are 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. Energy rating: C

### Summary:

entrance lobby | 6.7m sitting room | fitted kitchen/breakfast room | landing | two double bedrooms (with wardrobes) | bathroom | 29 m (96 ft) rear garden

### 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, main drainage.

Gas fired central heating.

Broadband Availability (according to [ofcom.org.uk](https://checker.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: C

Payable 2025/26: £1,633.51

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## B.S. Bennett Estate Agents

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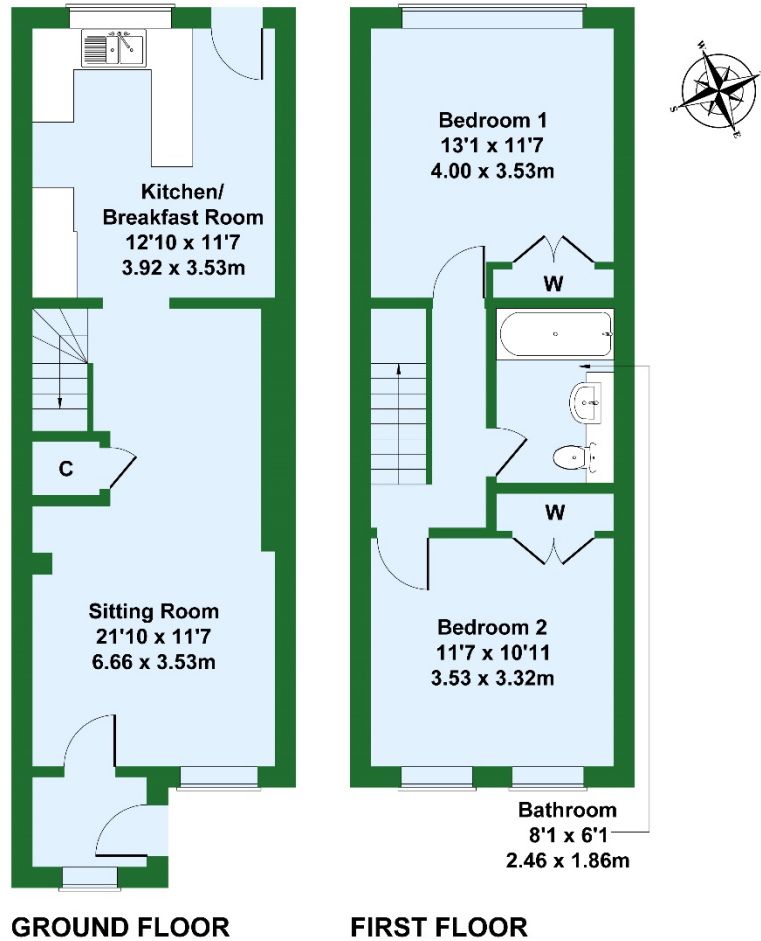
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Approximate Gross Internal Area  
840 sq ft - 78 sq m



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Not to Scale. Produced by The Plan Portal 2026  
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**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.