



Wraysbury, Berkshire

Guide Price £1,550,000 *Freehold*

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**B. S. BENNETT**

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A stunning five bedroom riverside family home with a detached two bedroom annexe. The main house offers generous and well planned accommodation. Located in this most sought after semi rural location, set within secluded grounds measuring 1/3 acre (0.12 hectares) and set behind electric gates. Each of the five double bedrooms have en suite bathrooms with the main bedroom also having a walk-in wardrobe. The spacious ground floor accommodation includes entrance hall, cloakroom, central hallway, lounge, separate dining room, family room, 8.2m (26'11") kitchen/breakfast room and utility room. The delightful west facing rear garden leads down to the 18m (60ft) River Thames backwater mooring and to the front of the property there is extensive driveway parking. **HIGHLY RECOMMENDED.** Energy rating for both house and annexe: C.

#### Summary:

**Main House:** entrance hall ♦ cloakroom ♦ hallway ♦ lounge ♦ dining room ♦ family room ♦ kitchen/breakfast room ♦ utility room ♦ 5 double bedrooms ♦ 5 en suite shower rooms ♦ landscaped rear garden ♦ extensive driveway parking ♦ gas central heating ♦ double glazed windows ♦ west facing rear garden ♦ 18m (60ft) River Thames backwater mooring

**Detached Annexe:** living room with kitchenette ♦ bedroom with en suite shower room ♦ first floor bedroom with separate WC ♦ gas central heating ♦ double glazed windows ♦ small garden area ♦ parking





### 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.

### Local Authority:

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

Telephone 01628 798888

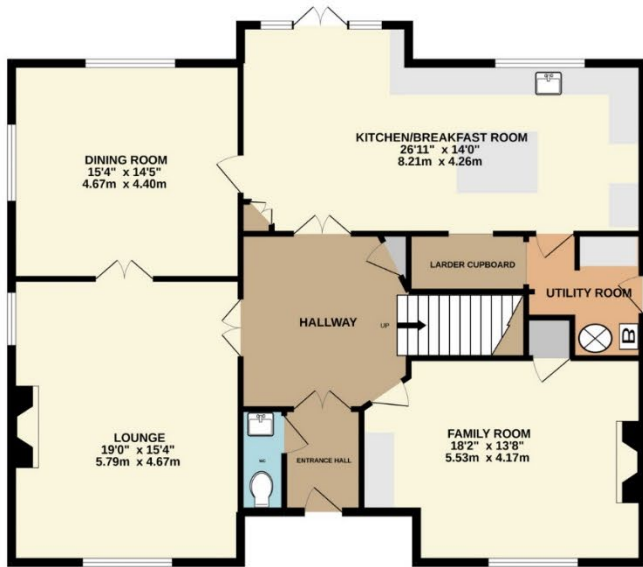
Web: [www.rbwm.gov.uk](http://www.rbwm.gov.uk)

Main House - Council Tax Band: G. Payable 2024/25: £2,829.88

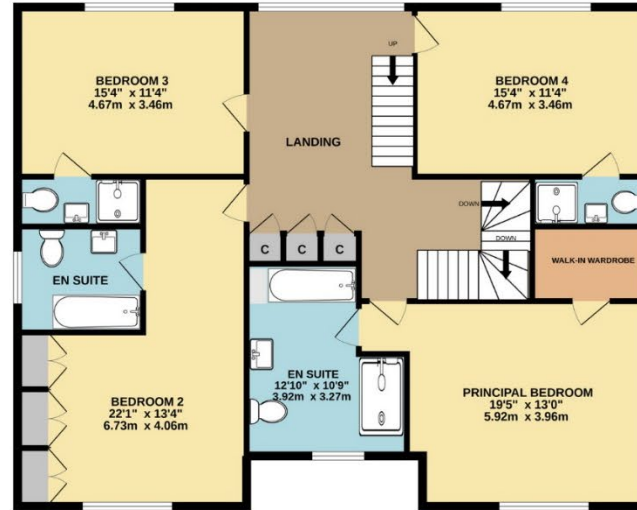
Annexe - Council Tax Band: A. Payable 2024/25: £1,131.95



GROUND FLOOR  
1384 sq.ft. (129.6 sq.m.) approx.



1ST FLOOR  
1373 sq.ft. (127.5 sq.m.) approx.



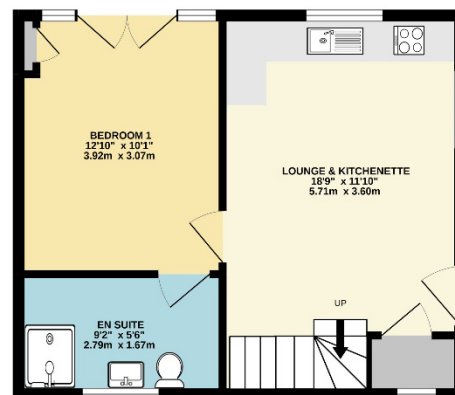
2ND FLOOR  
198 sq.ft. (18.4 sq.m.) approx.



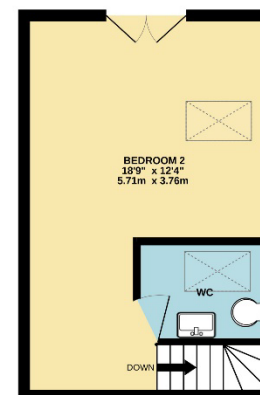
TOTAL FLOOR AREA : 2955 sq.ft. (274.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR  
234 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 sq.m.) approx.

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