



Wraysbury, Berkshire

Guide Price £2,300,000 *Freehold*

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**B. S. BENNETT**

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**For Guidance Only**

Approximately 4.25 Acres  
(1.72 Hectares)

B 376

17.3m

Garage

ESS

0m 15m 30m 45m

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**Promap**  
LANDMARK INFORMATION



A rare opportunity to purchase this stunning five bedroom detached family home with two self-contained two bedroom annexes set in grounds of approximately 4.25 acres (1.71 hectares) with an additional two further barns. The main house has recently been completely refurbished and has a large open-plan kitchen/living and dining area with two further separate reception rooms, study, five bedrooms, two en suite and family bathroom. There are two gated entrances to both front and access to the rear with generous parking facilities. This home offers many opportunities including equestrian use as well as possible re-development of the outbuildings subject to planning permission. Energy rating: C

#### The Accommodation:

##### Main house:

entrance hall ♦ hallway ♦ cloakroom ♦ superb open plan kitchen/dining and living room ♦ reception room ♦ family room ♦ study ♦ landing ♦ 5 bedrooms ♦ 2 en suite bathrooms ♦ family bathroom ♦ extensive parking to front and rear ♦ gas central heating ♦ double-glazed windows ♦

##### Features:

♦ zoned underfloor heating to the ground floor ♦ kitchen with Siemens appliances including coffee maker, two ovens, combination microwave, integrated dishwasher ♦ large island with seating for informal dining and built-in Siemens induction hob and downdraft extractor ♦ wine cooler ♦ insinkerator sink ♦ Quooker tap ♦ air conditioning to the open-plan living area, principal bedroom, and bedrooms 2 & 4 ♦ Sonos music system with ceiling speakers to the main reception/kitchen area ♦ security alarm ♦ external security cameras ♦ electric gates to front with smartphone operation and intercom ♦



#### Detached Annexe 1:

◆ Approximate floor area 796 sq. ft (73.93 sq. m) ◆ kitchen & living room ◆ modern ground floor shower room ◆ ground floor bedroom ◆ first floor room/bedroom ◆ double-glazed windows ◆ gas central heating ◆

#### Detached Annex 2:

◆ Approximate external measurement 1625.35 sq. ft (151 sq. m) ◆ open-plan living room and kitchen ◆ two bedrooms ◆ bathroom ◆

#### Barn 1:

◆ Approximate external measurement 581.25 sq. ft (54 sq. m) ◆ one open-end area ◆ two storage areas with double doors ◆

#### Barn 2 (currently used as a gym):

◆ Approximate external measurement 516.67 sq. ft (48 sq. m) ◆ would also make an ideal home/office ◆ power and light ◆ air-conditioned (heat and cooling) ◆ floored and plaster boarded with downlights ◆

#### Grounds:

The westerly facing rear garden to the main house is extensively paved with large entertaining area. The detached annexe is also located in this area of the property. To the side of the house is a large covered carport area with double gates that lead to the front the property. The front garden has an area laid to lawn and block paved driveway all set behind double electric gates.

A further driveway to the side provides access to the rear of the property with electric double gates and extensive parking area. This is the location of the barns and larger annexe. The parking area and grazing land measure just under 3.8 acres (1.54 hectares).

#### 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.

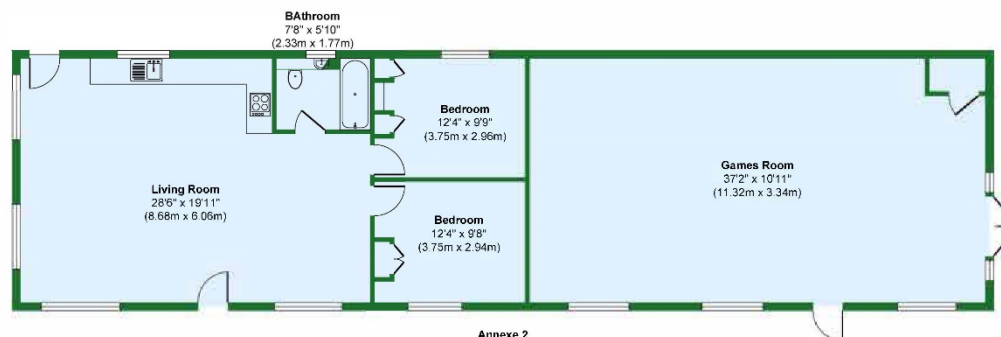
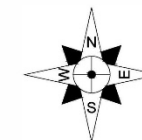
#### Local Authority:

Royal Borough of Windsor & Maidenhead. Town Hall, St. Ives Road, Maidenhead, Berkshire, SL6 1RF. Telephone: 01628 798888

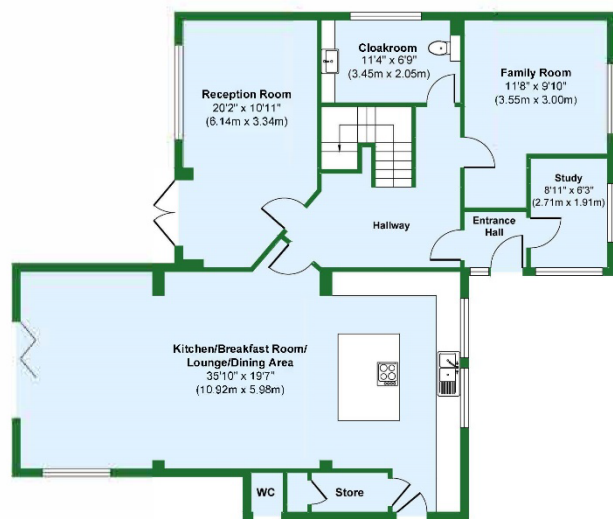
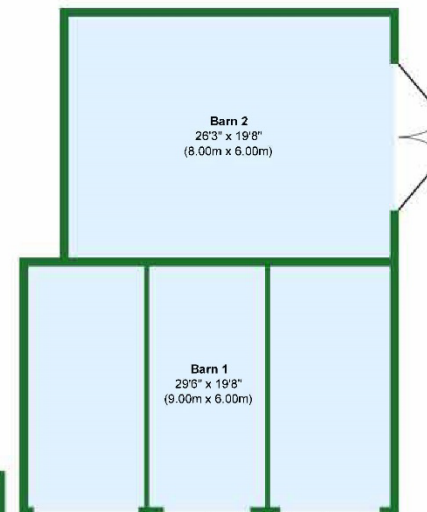
Council Tax Band: G

Payable 2024/25: £2,829.88

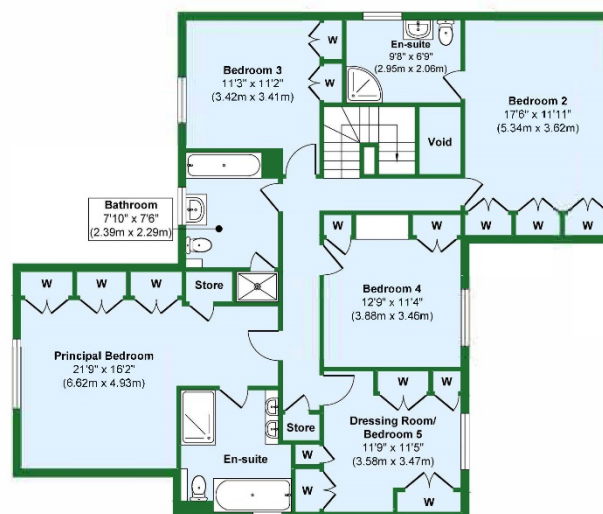




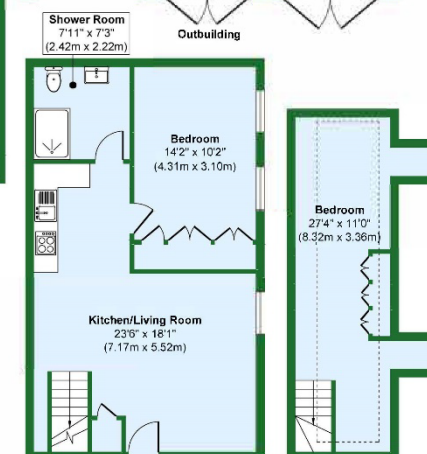
**Annexe 2**  
Approximate Floor Area  
1498 sq. ft  
(139.21 sq. m)



**Ground Floor**  
Approximate Floor Area  
1340 sq. ft  
(124.52 sq. m)



**First Floor**  
Approximate Floor Area  
1329 sq. ft  
(123.43 sq. m)



**Annexe Ground Floor**  
Approximate Floor Area  
569 sq. ft  
(52.85 sq. m)

**Annexe First Floor**  
Approximate Floor Area  
227 sq. ft  
(21.08 sq. m)

# B. S. BENNETT

**Approx. Gross Internal Floor Area**  
**Main House = 2669 sq. ft / 247.95 sq. m**  
**Annexe = 796 sq. ft / 73.93 sq. m**  
**Annexe 2 = 1498 sq. ft / 139.21 sq. m**  
**Barn 1 = 581 sq. ft / 54.00 sq. m (External Measurements)**  
**Barn 2 = 517 sq. ft / 48.00 sq. m (External Measurements)**

Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



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