



Wraysbury, Berkshire

Guide £1,500,000 *Freehold*

B. S. BENNETT





This stunning four bedroom detached riverside home with scenic views is set in delightful grounds of just over half an acre with 21 m (70 ft) direct River Thames mooring and landing stage. Measuring just over 540 sq. m (5812 sq. ft) and includes a vast annexe which currently comprises bar (including small kitchen), gym, enormous games room (with shower room and store) and garaging for three cars. The main house includes a large reception room (9.6 m x 6.8 m), modern kitchen, lounge/bedroom four, dining room, study, utility room and shower room. There are three first floor bedrooms, en suite facilities to the main bedroom and family bathroom. Outside there is a raised decked terrace that overlooks the rear garden extending some 42m (140ft) leading down to the river. The property is set behind two sets of gates with a carriage driveway offering extensive driveway parking for numerous vehicles. Energy rating: E

The Accommodation:

Steps lead up to the front covered entrance opening to the entrance hall with doors leading to the kitchen, study and shower room. The modern fitted kitchen has a comprehensive range of units including breakfast bar, three built in ovens, large hob, twin sinks and integrated dishwasher. The kitchen opens into a super large reception room with bi-folding doors that lead out to an impressive decked terrace, ideal for entertaining/alfresco dining. There is also a separate dining room which leads to a further lounge/bedroom four. The lobby from the dining room leads to the annexe part of the property. The centrally positioned study room provides access to the utility room and the entrance lobby/boot room.

The annexe part of the property offers enormous potential for many uses. Currently, there is a large bar area with small kitchen that leads through to a gym. There is an adjoining games room with a shower room and store area. Attached is a large three-car garage. The walls that subdivide the gym, garage and games room can be removed in order to provide a different layout if required.



On the first floor, the generous main bedroom has a feature eyebrow window, fitted wardrobes and en suite with contemporary freestanding bath, twin sinks and walk-in shower. The two further bedrooms have access to a modern bathroom with a walk-in shower.

Steps from the extensive raised decked terrace that runs across the back of the house lead down to the rear garden that extends some 42 m (140 ft) and is mainly laid to lawn, bordered by mature hedging and trees. The rear part of the garden that has wrought iron fencing and a gate which leads to the landing stage and 21 m (70 ft) riverside mooring. The property is set behind two sets of gates with a carriage driveway offering extensive driveway parking for numerous vehicles. To the front there is also a summer house, storage shed and lawned area.

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.

Note:

The sellers have advised us that the close is privately owned, no costs involved. Old Ferry Drive access is unadopted and they belong to a Residents' Association, currently paying £100 annually.

Local Authority:

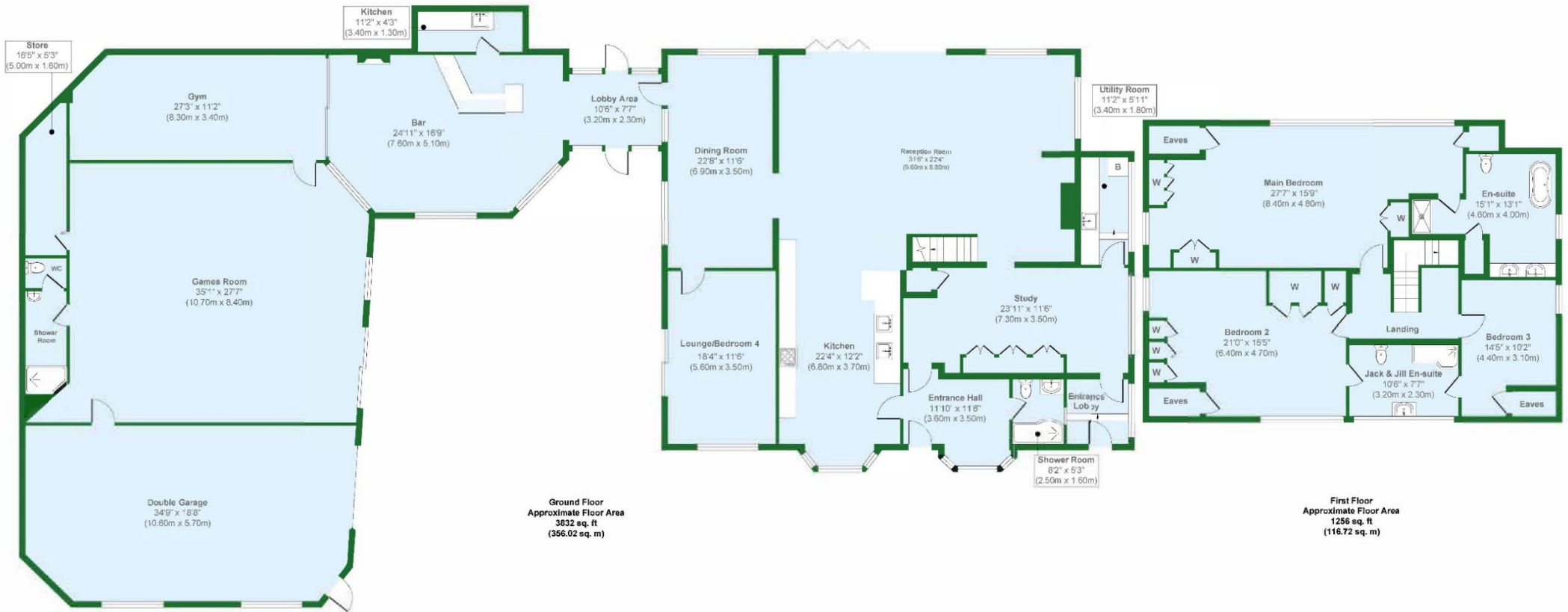
Royal Borough of Windsor & Maidenhead. Town Hall, St. Ives Road, Maidenhead, Berkshire, SL6 1RF.

Telephone: 01628 798888

Council Tax Band: H

Payable 2023/2024: £3,235.34





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Approx. Gross Internal Floor Area 5088 sq. ft / 472.74 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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