



Area Approximately : 1.5 acres (0.607 ha)



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**Wraysbury, Berkshire**  
Guide £850,000 *Freehold*

**B. S. BENNETT**

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A unique opportunity to acquire a three bedroom detached chalet bungalow with grounds measuring a total of approximately 1.5 acres. The property is set in approximately half an acre with an acre paddock and stable. The property is tucked away towards the end of a small cul-de-sac, in a much sought after location. Conveniently located for the village centre and both Wraysbury and Sunnymeads train stations. The accommodation comprises entrance hall, living room, kitchen/breakfast room, two ground floor bedrooms, shower room and first floor bedroom. There is a long driveway with parking for numerous vehicles that leads to a detached double width garage. The property offers scope to extend or develop further subject to usual planning permission. Energy rating: E

## The Accommodation:

Covered entrance porch | entrance hall | kitchen/breakfast room | living room | three bedrms (one on the first floor) | ground floor shower room | large rear garden | long driveway | detached double width garage | acre paddock with stable | gas fired central heating

## Grounds:

The delightful front garden is mainly laid to lawn with mature shrub borders, a five bar gate leads to the shingle drive providing ample parking with further parking at the rear of the property together with access to the double garage.

The rear garden has been maintained boasting many mature shrubs and trees. Mainly laid to lawn with raised flower beds and gravel drive providing further gated parking area, there is gated access to the front on both sides of the property, outside lighting, water tap. At the very end of the garden is the paddock area and stable.



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## 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: F

Payable for 2024/25: £2452.57

## Services:

Mains gas, electricity, water, septic tank (for foul water).

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

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

## Note:

The property and paddock/graving land are on separate Land Registry Titles.

Some of the photographs were taken back in 2018.



# B.S. Bennett Estate Agents

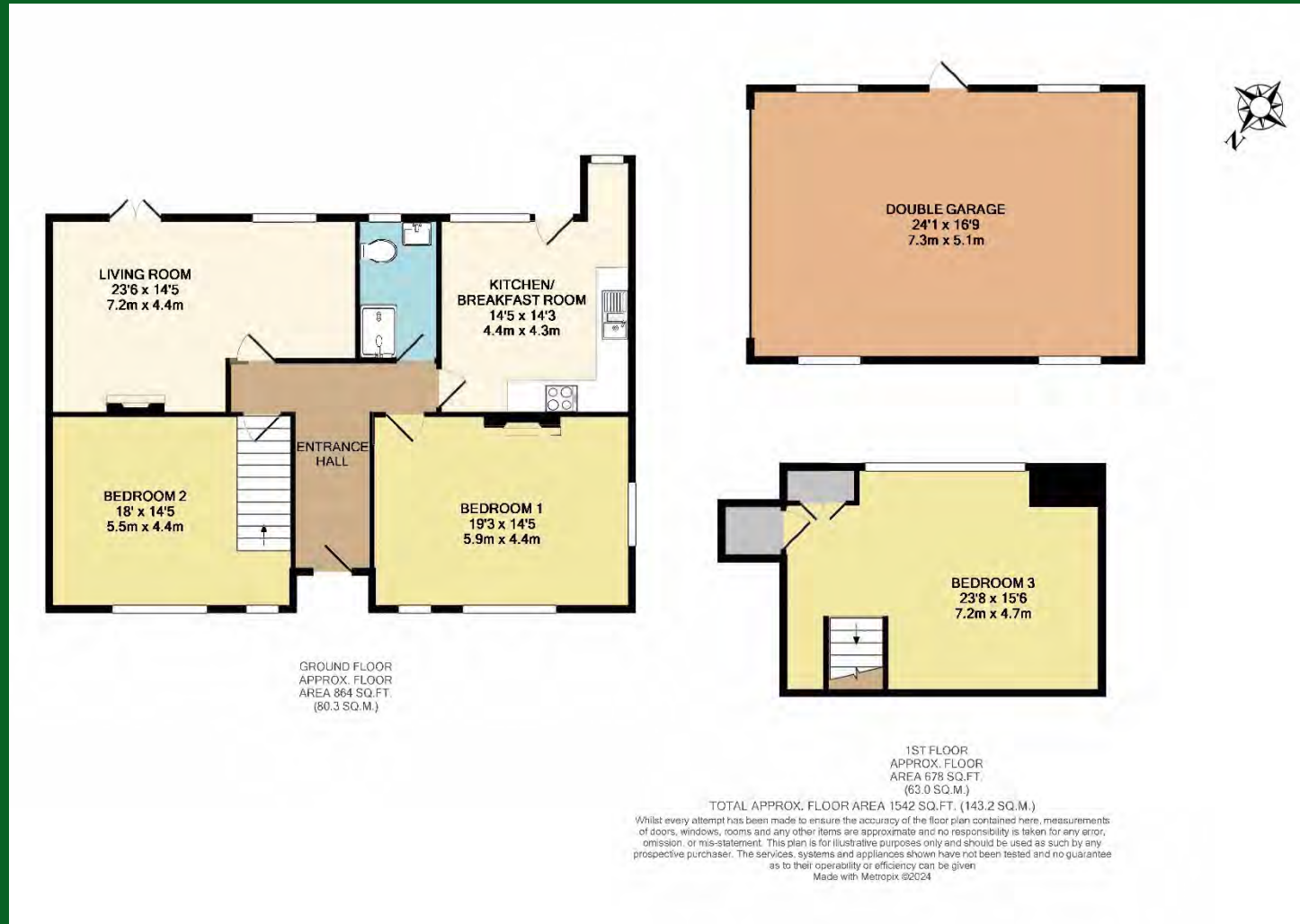
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**Please Note:** We wish to inform prospective purchasers that these sales particulars are set out as a general guide. We have not carried out a detailed survey, or tested the services, appliances and specific fittings. Room sizes are approximate: 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.