



Wraysbury, Berkshire  
Guide £1,500,000 *Freehold*

**B. S. BENNETT**









We are delighted to offer this stunning four/five bedroom detached riverside home. The property offers a great blend of modern living and warm character elements. Located in a much sought after gated riverside location with superb river views and 50 ft (15 m) direct River Thames frontage and mooring. Highlights of this home include a contemporary style kitchen/breakfast room opening to a large living room, full width riverside 'glass room' with infrared heating, separate dining room, further reception/bedroom five, four first floor bedrooms which includes the main bedroom with a large modern four-piece en suite bathroom and family bathroom. Parking facilities include a block paved driveway offering extensive parking and a double width garage. Energy rating: C

#### The Accommodation:

A step up to the covered entrance and front door opening to an impressive entrance hall with double doors leading to the kitchen/breakfast room, further doors to a modern cloakroom and the ground floor bedroom/reception room. The comprehensive fitted kitchen/breakfast room has Silestone quartz work tops and breakfast bar. High spec appliances include a Siemens Hob with downdraft extractor, two Neff ovens, microwave oven, warming drawer and Sub-Zero American Fridge/Freezer. The kitchen opens into a super large living room with bi-folding doors (with built-in remote control blinds) that lead out to the riverside glass room (by Weinor) which has remote controlled Tansun infrared heaters and electric blinds making this an ideal area that can be used for those that love to entertain all year round, with an ever changing seasonal view of the river. Off the living room there are glazed sliding pocket double doors leading to the dining room which also has bi-folding doors (with built-in remote controlled electric blinds) that lead to the riverside glass room. Quality Amtico flooring to all the ground floor accommodation with underfloor heating (except the kitchen area) and Italian porcelain floor tiling in the glass room.







On the first floor, the generous main bedroom has a feature glass block wall that divides the bedroom and en suite bathroom. The luxury en suite bathroom includes twin sinks, walk-in shower and stand-alone bathtub. There are three further bedrooms and a spacious family bathroom that also has a bath and separate shower. The property also benefits from a water softener, fully double-glazed windows throughout and gas fired central heating.

There are three sets of sliding glass doors that open from the glass room and lead out to the riverside garden. Steps lead down to an area laid to lawn and further steps lead down to the 50ft (15 m) mooring and landing stage. To the front of the property there is a block paved driveway providing extensive parking and access to the double width garage.

**Residents Association (Paid Voluntarily):**

Kingswood Creek Residents Association, currently £300.00 per annum. This is for the upkeep of the private road, verges, and electric gates as you enter the creek

**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

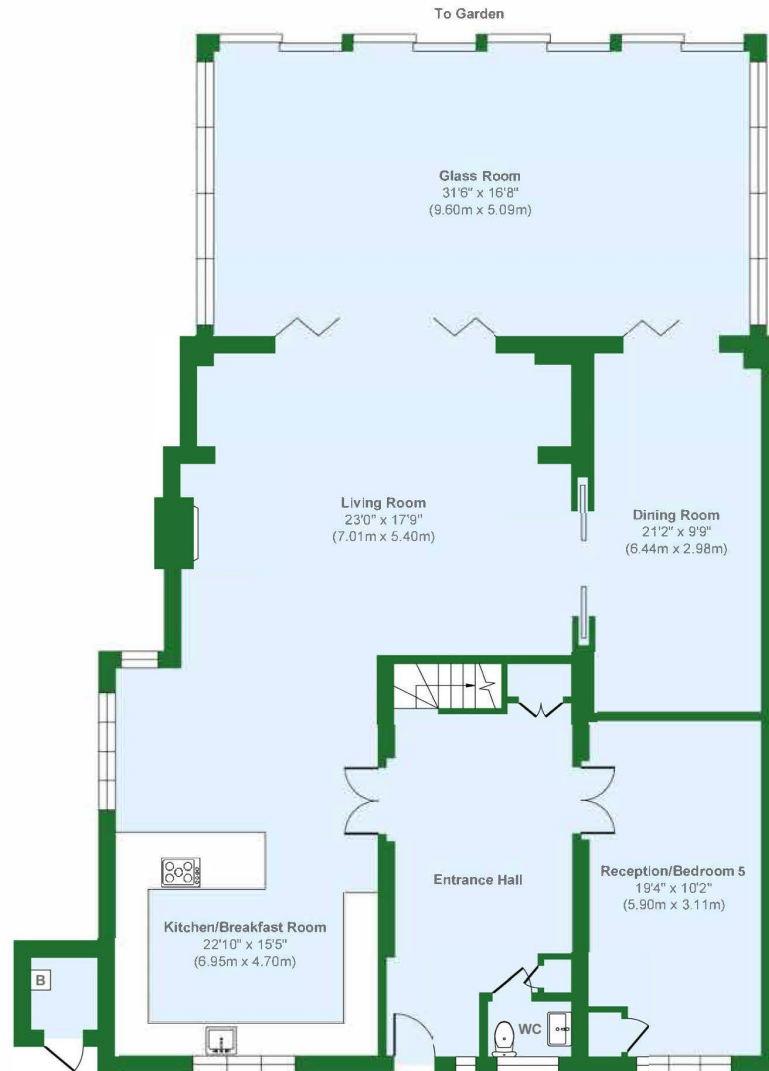
Council Tax Band: G

Payable 2024/2025: £2,829.88



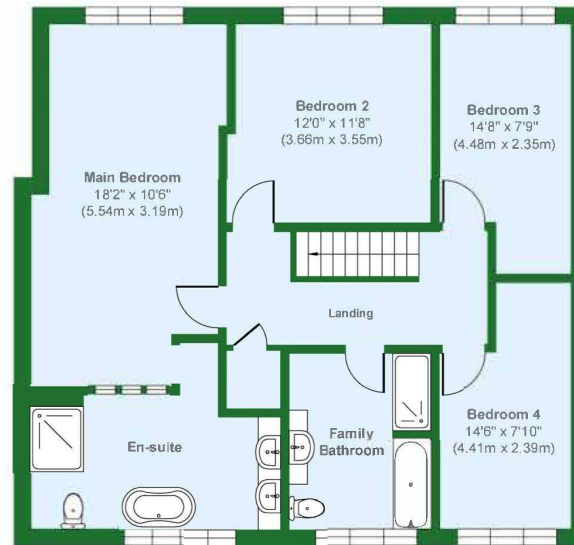




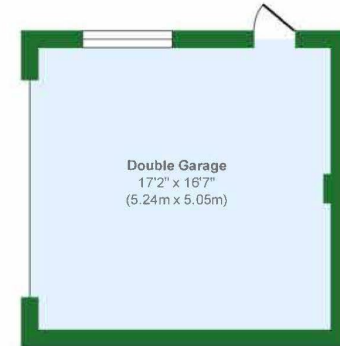


Ground Floor  
Approximate Floor Area  
1490 sq. ft  
(138.43 sq. m)

Ground Floor: 1490 sq. ft (138.43 sq. m)  
 Glass Room: 525 sq. ft (48.86 sq. m)  
 First Floor: 893 sq. ft (83.03 sq. m)  
 Garage: 110 sq. ft (10.29 sq. m)  
 Approx. Gross Total Area 3020 sq. ft / 280.61 sq. m



First Floor  
Approximate Floor Area  
893 sq. ft  
(83.03 sq. m)



Garage  
Approximate Area  
110 sq. ft  
(10.29 sq. m)

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Produced by Elements Property

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





**B.S. Bennett Estate Agents**

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