



Wraysbury, Berkshire

Guide £820,000 *Freehold*

B. S. BENNETT



A fantastic opportunity to own an amazing riverside plot that measures approximately one-third of an acre (approx. 58 m (190 ft in length)), with picturesque riverside views and 38 m (125 ft) river frontage as well as a brook that flows along the border of the plot. A chance to build your dream home, subject to planning. These types of opportunities are becoming rarer. Currently, there is a five-bedroom bungalow measuring approximately 184 sq. m (1983 sq. ft) which could be refurbished. The stunning plot is in the idyllic setting of Wraysbury village and within a short walk of Sunnymeads station, providing access to London Waterloo. The property offers ample outdoor space with a garage, driveway, and boathouse/outbuilding. Energy rating: E

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 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

Council Tax Band: G

Payable 2024/2025: £2,829.88

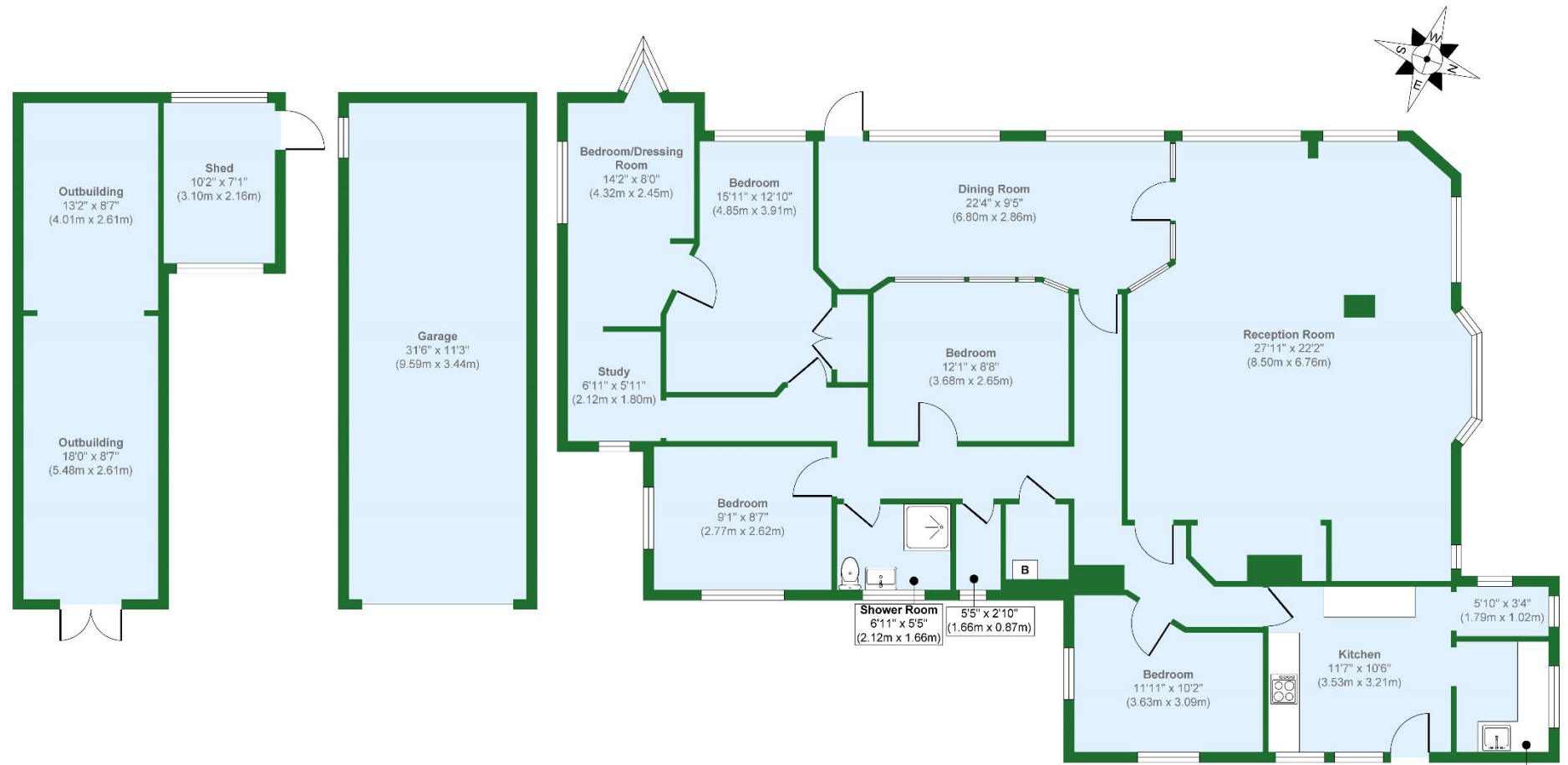
Services:

Mains gas, electricity, water, foul water tbc.

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>





Outbuilding
Approximate Floor Area
344 sq. ft
(32.03 sq. m)

Garage
Approximate Floor Area
355 sq. ft
(32.99 sq. m)

Floor Plan
Approximate Floor Area
1882 sq. ft
(174.93 sq. m)

Utility Room
7'0" x 5'10"
(2.14m x 1.79m)



Approx. Gross Internal Floor Area 2581 sq. ft / 239.95 sq. m (Including Garage/Outbuilding)

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



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Getmapping plc 2017.

Promap
LANDMARK INFORMATION

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