



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

B. S. BENNETT



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A unique opportunity to acquire this detached four-bedroom family home which has a large plot that measures just over an acre and the added benefit of a long driveway providing access to the rear part of the garden which could have various uses. The house itself includes three reception rooms, study/bedroom fitted kitchen, utility room and cloakroom. On the first floor you will find the principal bedroom suite with dressing room, en suite bathroom, balcony with stunning views of the rear garden and a mezzanine bedroom. There are three further bedrooms and shower room. To the front of the property is a further driveway providing parking for several cars leading to the attached garage. The rear garden is divided in two parts with a landscaped cottage garden and the larger rear part that the current owners have turned into a magical woodland retreat. **MUST BE VIEWED** to see the potential this home with its grounds has to offer. Energy rating: D

Summary:

entrance hall | cloakroom | sitting room | dining room | family room | study/bedroom | kitchen/breakfast room | utility room | 4 bedrooms | dressing room | balcony | en suite | family shower room | attached garage | driveway parking | further driveway with access to side/rear | grounds over an acre | gas central heating | double glazing



Location:

Situated within walking distance of the thriving village centre with all the amenities that one could ask for including charming country pubs, local post office, dry cleaners, pharmacy, hardware shop, newsagent, Italian Deli and Co-op convenience store.

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. Also within the catchment area for many highly rated schools and within easy reach of Wraysbury Primary School.

Ideal for commuters within walking distance of Wraysbury Stations providing direct links into Windsor & London Waterloo, together with easy access of Motorways M25, M4, M3 and London Heathrow Airport.

Services:

Mains gas, electricity, water, main drainage.

Gas fired central heating.

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>

Local Authority:

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

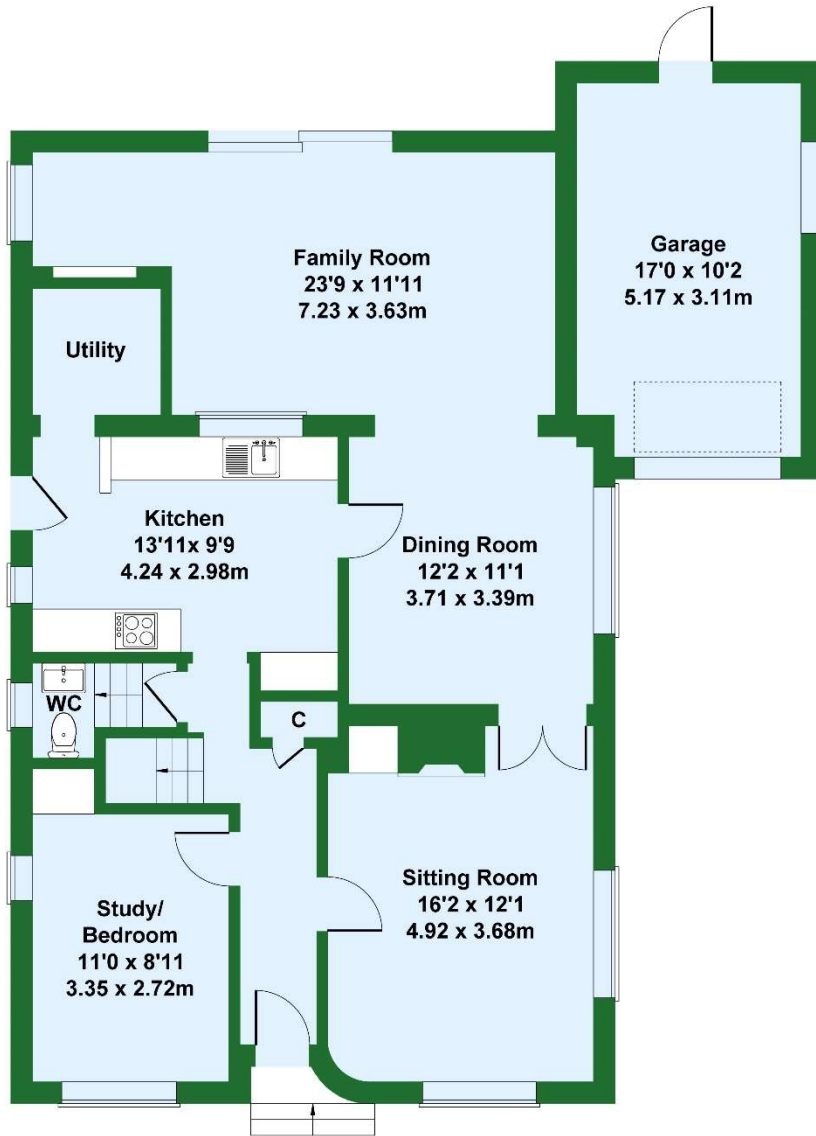
Telephone: 01628 798888

Council Tax Band: F

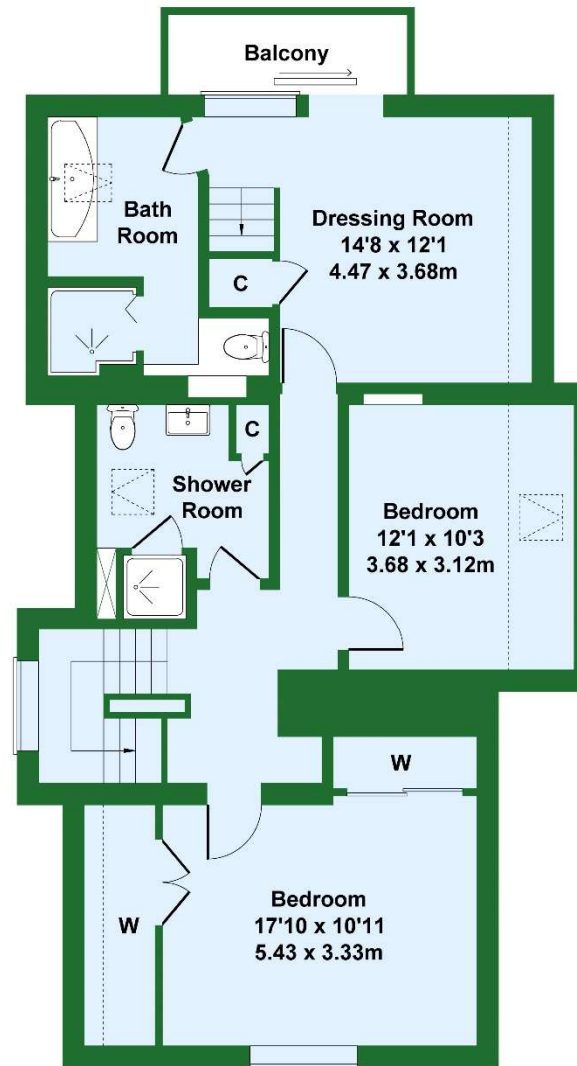
Payable 2024/25: £2,452.57



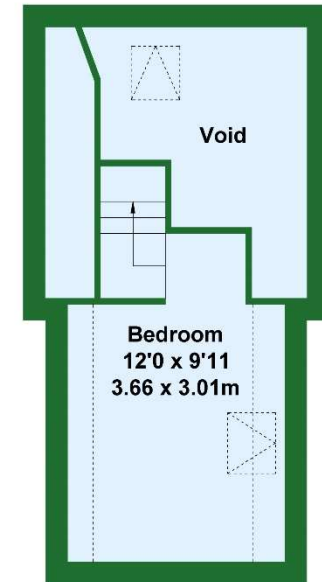
Approximate Gross Internal Area
2239 sq ft - 208 sq m
(Excluding Void)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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Not to Scale. Produced by The Plan Portal 2024
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