

Wraysbury

Guide £1,100,000 *Freehold*

B. S. BENNETT








B. & BENNETT
Promap





This exclusive riverside property in Wraysbury, a haven within the borough of Windsor & Maidenhead, offers a rare opportunity for waterfront living. Nestled on a delightful plot that measures approximately one third of an acre with an expansive 78 m (256 ft) mooring, perfect for boat enthusiasts, providing breathtaking views up and down stream. A prime and unique location in Wraysbury, set in a gated community, this hidden gem has only had two owners, preserving its' original charm since its creation as a riverside village retreat. The property is currently a three-bedroom bungalow with a footprint of approximately 127 sq. m (1369 sq. ft) offering endless possibilities to create your dream riverside home, either extending or rebuilding (subject to planning).

Tucked away behind Old Windsor Lock and overlooking a charming weir, this property offers an unparalleled level of privacy. Secluded from the towpath and public areas, it's a hidden paradise. Mature trees grace the extensive gardens, creating a haven teeming with wildlife and sun-dappled corners. Unique summerhouses and inviting seating areas dot the landscape. Words simply can't capture the serene beauty and potential this property offers. A viewing is essential to experience the tranquillity and appreciate the unique privacy advantage. Don't miss this rare opportunity to craft your dream riverside sanctuary. Energy rating: F



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 2026/2027: £3,293.19

Services:

Electricity, water, main drainage.
Oil fired 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











Floor Plan

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Approx. Gross Internal Floor Area 1369 sq. ft / 127.26 sq. m

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



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