



7 The Avenue, Wraysbury, Staines-Upon-Thames, TW19 5EY
Offers in excess of £1,500,000

 **HORLER**

7 The Avenue, Wraysbury, Staines-Upon-Thames, TW19 5EY

Occupying a magnificent plot of just over one-third of an acre, this exceptional riverside home enjoys approximately 25 metres (82 feet) of private River Thames frontage, complete with its own mooring and landing stage, offering a rare opportunity to embrace an exclusive waterside lifestyle.

Finished to an impeccable standard throughout, the property has been thoughtfully designed to provide elegant and versatile accommodation, with four to five bedrooms arranged to suit both family living and entertaining. At the heart of the home is a spectacular bespoke kitchen and entertaining space, seamlessly blending luxury with practicality, while generous reception rooms enjoy stunning views across the beautifully landscaped gardens and the River Thames beyond.

The luxurious principal suite provides a private retreat, featuring an impressive dressing room and a beautifully appointed en suite bathroom, creating a space of exceptional comfort and sophistication.

Outside, the beautifully maintained grounds perfectly complement the home's prestigious setting. A detached double garage, which has previously benefited from planning permission for conversion into ancillary accommodation, offers exciting potential for future enhancement. A detached double carport and an extensive gated driveway provide secure parking for numerous vehicles.

Combining substantial private river frontage, outstanding accommodation, and excellent future potential, this remarkable residence represents one of the area's finest waterfront homes. Offering an exceptional blend of luxury, privacy, and lifes



Property Summary:

A truly exceptional riverside residence of outstanding quality and distinction, occupying a magnificent plot extending to just over one-third of an acre and commanding approximately 25 metres (82 feet) of private River Thames frontage. Complete with its own mooring and landing stage, this remarkable home offers an enviable waterside lifestyle in one of the area's most sought-after settings.

Meticulously designed and finished to an exacting standard throughout, the property provides elegant and highly versatile accommodation extending across four to five bedrooms. At the heart of the home lies a breathtaking bespoke kitchen and entertaining space, perfectly conceived for both sophisticated hosting and modern family living, whilst expansive reception areas frame delightful views across the beautifully landscaped grounds and the river beyond.

The sumptuous principal suite offers a sanctuary of luxury, featuring an impressive dressing room and a beautifully appointed en suite bathroom, creating a private retreat befitting a home of this calibre.

The grounds are equally impressive. A detached double garage, for which planning permission has previously been granted to create additional ancillary accommodation, presents exciting future potential. In addition, there is a detached double carport and an extensive gated driveway providing secure parking for numerous vehicles.

Rarely does a property combine such substantial river frontage, exceptional accommodation, and future flexibility, all within a prestigious Thames-side setting. This is a home that delivers an unrivalled blend of luxury, privacy, and lifestyle.

General Information

Council Tax Band: G

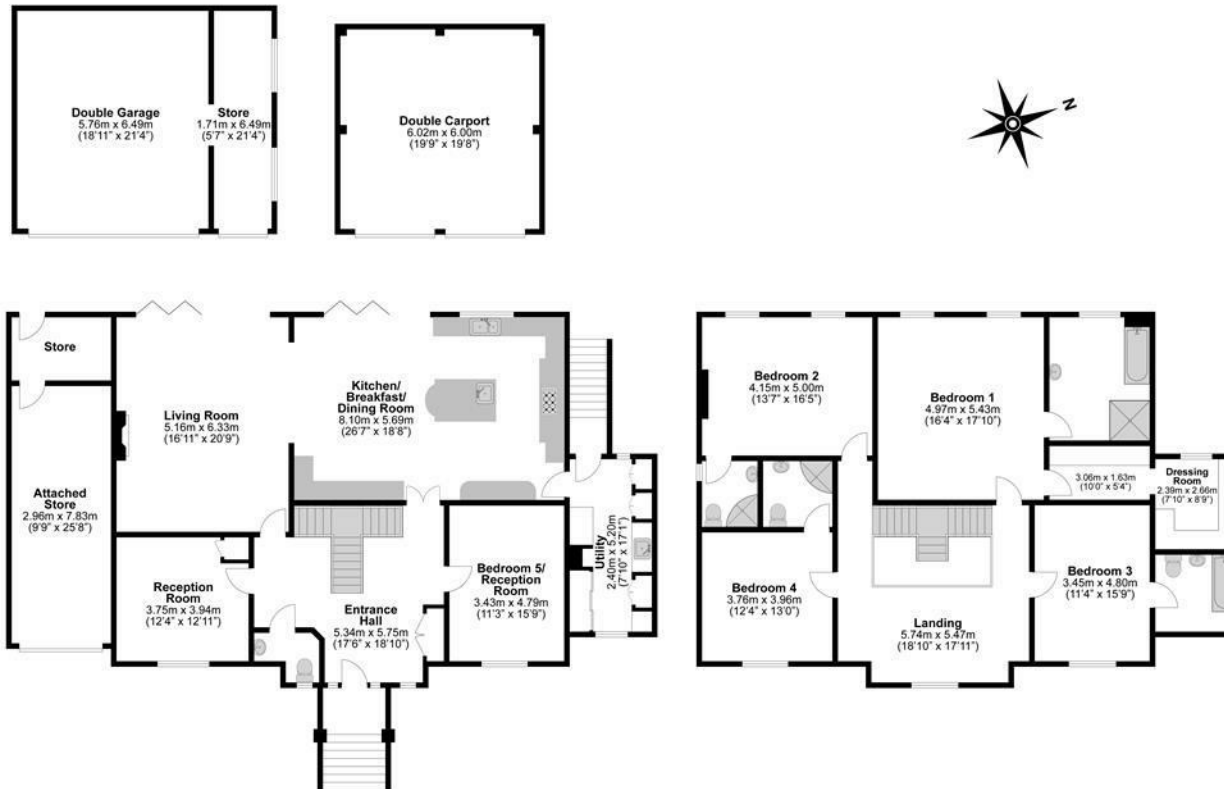
Legal Note.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.





Total Approximate Floor Area
 4563 Square feet
 424 Square metres



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