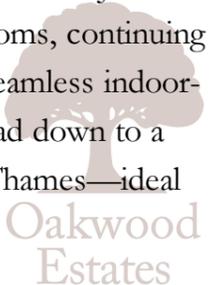


An exceptional five-bedroom riverside home, set in a highly sought-after location. To the front, a gated driveway leads to a large detached garage with a pitched roof, providing a smart complement to the immaculate main house, which is thoughtfully set back to maximise the stunning panoramic views of the River Thames to the rear. Upon entering, you're welcomed by an abundance of natural light and a warm, inviting atmosphere. The ground floor features two beautifully appointed guest bedrooms to the front, one with a stylish en-suite. To the rear, the property opens out into a spectacular wrap-around open-plan living space. The generous living room, complete with a cosy log burner, flows effortlessly into the dining area where vast bi-fold doors frame idyllic river views and open directly onto the rear garden with 45ft private mooring. The space continues around to a sleek, fully integrated contemporary kitchen with a large breakfast bar and a separate utility room. A well-placed cloakroom completes the ground floor. Upstairs, you will find three further bedrooms, including the principal bedroom, which offers a luxurious retreat with a full-height glazed wall overlooking the river, double doors to a Juliette balcony, and a spacious en-suite. A stylish family bathroom serves the remaining bedrooms, continuing the high level of finish throughout. The rear of the property is perfectly designed for seamless indoor-outdoor living, with the ground floor opening onto an immaculate raised patio. Steps lead down to a neat lawn, with a further staircase providing access to the private 45ft mooring on the Thames—ideal for boating enthusiasts or simply enjoying the peaceful waterside setting.

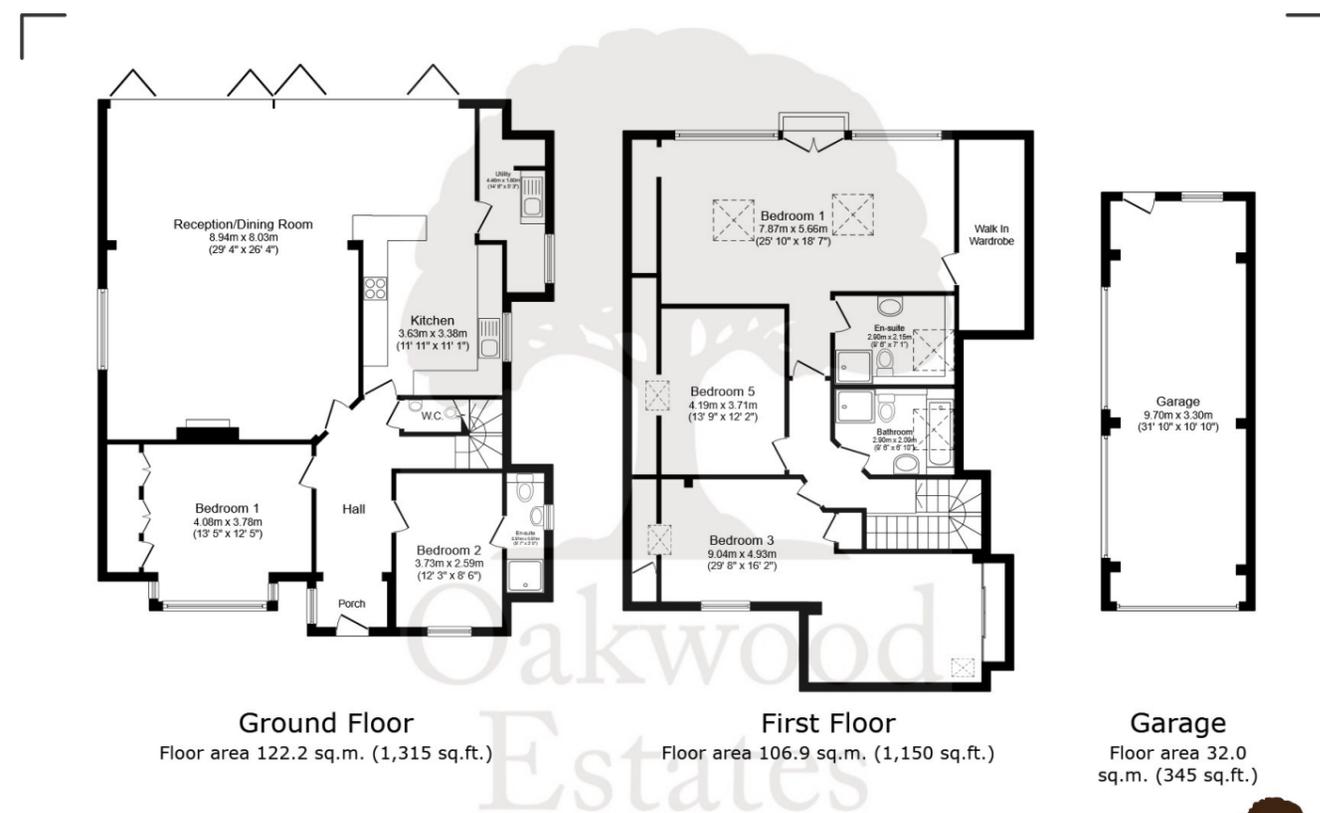


# Property Information

# Floor Plan

-  EXCEPTIONAL FIVE-BEDROOM DETACHED RIVERSIDE HOME
-  LUXURIOUS PRINCIPAL BEDROOM
-  CONTEMPORARY KITCHEN WITH BREAKFAST BAR
-  SEAMLESS INDOOR-OUTDOOR LIVING
-  GATED DRIVEWAY AND LARGE DETACHED GARAGE
-  STUNNING WRAP-AROUND OPEN PLAN LIVING
-  JULIETTE BALCONY WITH PANORAMIC VIEWS
-  45 FT OF PRIVATE MOORING

					
x5	x2	x3	x6	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by 

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

### Location

Situated on The Avenue, one of Wraysbury's premier roads, offers exceptional riverside living with convenient access to local amenities. Wraysbury benefits from a strong community, reputable schools, and excellent transport links including Sunnymeads railway station, providing direct routes to London and surrounding towns. The location is ideal for outdoor activities, with the River Thames nearby and numerous walking and cycling paths. The village also provides a selection of shops, pubs, and restaurants, offering a perfect balance of countryside calm and practical convenience.

### Primary Schools

- Wraysbury Primary School- 0.8 miles
- Datchet St Marys Cof E school 1.2 miles

Kings Court First School (Old Windsor) 1.3 miles

### Secondary Schools / Middle Schools

Churchmead Church of England (VA) School Datchet – 1.4 miles

St Peter's Church of England Middle School (Old Windsor) – 1.6 miles .

Langley Grammar School – 2.2 miles

Upton Court Grammar School – 2.4 miles

### Rail Stations

- Sunnymeads 0.2 miles
- Wraysbury 0.8 miles
- Datchet 1.2 miles

### Transport Links

- Heathrow Terminal 5 – 3.2 miles
- Close to M25 (Junction 13) – 2.5 miles
- Access to M4, A30, and A308 via Datchet and Staines

### Bus Stops

- Sunnymeads Station 0.1 miles
- Park Avenue 0.2 miles
- Horton Road 0.3 miles



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			