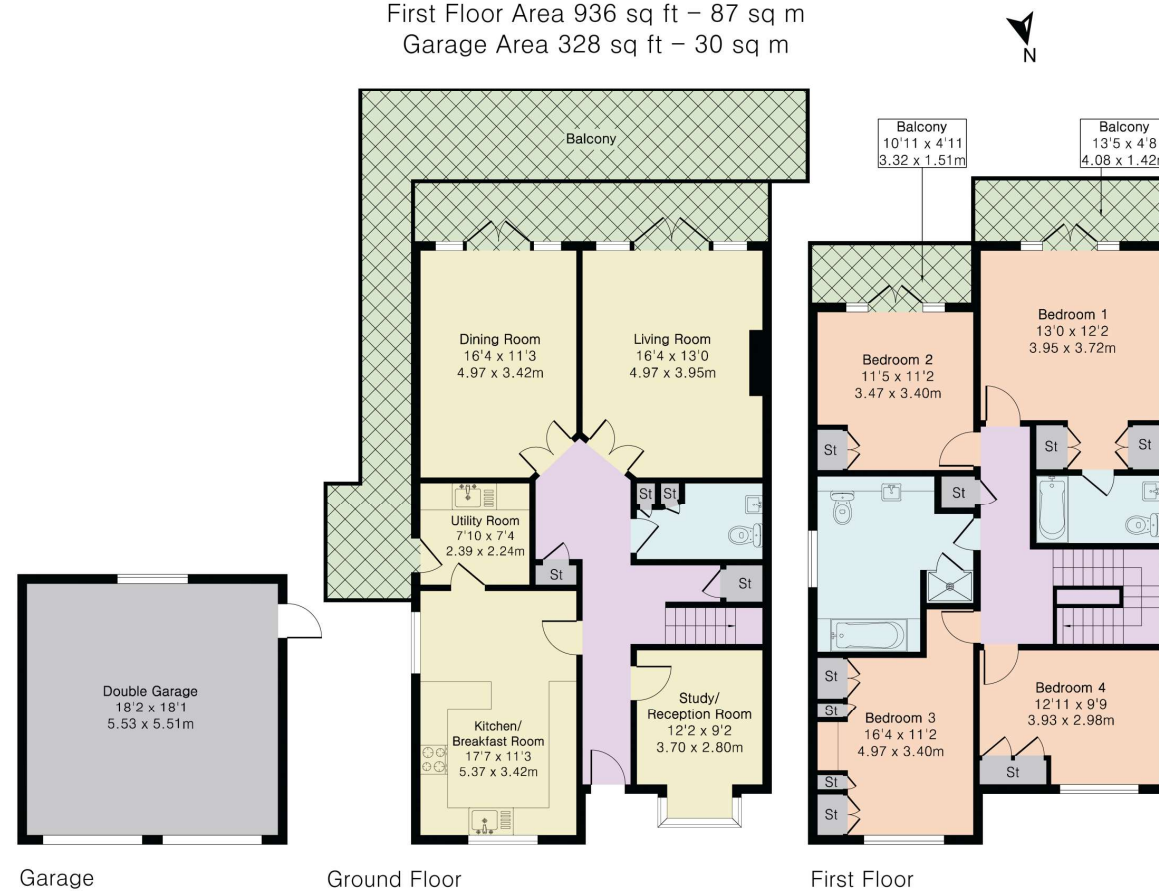


**Approximate Gross Internal Area 1935 sq ft - 180 sq m
(Excluding Garage)**

Ground Floor Area 999 sq ft – 93 sq m

First Floor Area 936 sq ft – 87 sq m

Garage Area 328 sq ft – 30 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

OASiS

Please note that under the Consumer Protection Regulations we have endeavoured to make these particulars as reliable and accurate as possible but their accuracy is not guaranteed and they do not form part of any contract as they are prepared as a general guide. We have not carried out a detailed survey or tested any of the appliances, services or specific fittings. Room sizes should not be relied upon for carpets and furnishings. Internal photographs are intended as a guide only and it should not be assumed that any furniture/fittings are included in the sale. Where shown details of the lease, ground rent and service charge have been provided by the Vendor and their accuracy cannot be guaranteed. The buyer is advised to obtain verification from their Solicitor or Surveyor.



96 Hythe End Road, Wraysbury, Staines-upon-Thames, Berkshire, TW19 5AP

Offers in excess of £1,250,000



4



2



2



Yes



Yes



House



2 miles

Oasis are delighted to offer to the market as the sellers' sole agents this attractive riverside home with expansive views over this stunning stretch of the river Thames.

This home has generous proportions and includes a spacious entrance hallway and a large study to the front elevation which could be used as a fifth bedroom. There is also a good-sized kitchen with plenty of room to dine in, a large separate utility room, a riverside reception room and a formal dining room again with a river view. Both reception rooms have French doors opening onto the riverside gardens with amazing views. There is also a downstairs cloakroom with ample storage.

Upstairs, the principal bedroom has a balcony with great views, fitted wardrobes and an ensuite bathroom. There are three further double bedrooms and a family bathroom with a bath and separate shower cubicle. Outside to the front is a driveway with off driveway with off street parking for three cars, a large double garage with two EV charging points, and electric doors. There is also a secure entry gate leading to the front garden which is mainly laid to lawn.

On the riverside, the gardens are generous and mainly laid to lawn with forty feet of river frontage. There is an attractive, raised composite decked area with sufficient room for a seating and dining area, whilst a large ash tree gives natural shade and privacy. With stunning views of the river, this part of the home provides a truly tranquil and picturesque retreat. EPC to follow.

- Detached riverside home
- River frontage with 40' mooring
- Large garden with decked areas
- Four bedrooms
- Living room
- Dining room
- Kitchen/dining room
- Study/bedroom five
- Downstairs WC
- Two bathrooms - one of which is an ensuite
- Double garage
- Driveway parking
- Windsor and Maidenhead Borough
- Council Tax Band G



The property is located on the river Thames in Wraysbury, with all its associated amenities and picturesque village Cricket Green. There is also good access to the M25, and associated motorways, along with easy access to Heathrow Airport. There are a selection of excellent state and private schools located nearby including Eton College. It is understood that Wraysbury has the highest number of clubs and societies in any UK village from sailing to sewing!

