



Grade II listed home with contemporary styling

Downhams, 90 Staines Road, Wraysbury TW19 5AA

Freehold





Reception hall • 4 reception rooms • kitchen/breakfast room • 5 bedrooms (1 en suite) • bathroom • 1 bedroom cottage • double garage & off-road parking • garden

Local information

Wraysbury is a popular village which lies to the east of Windsor.

Educational facilities in the area include a good selection of both primary and secondary schools, which include Wraysbury Primary School, Churchmead C of E school in Datchet and Windsor Girls and Boys. In addition to this there is a variety of popular private schools in the surrounding areas of Windsor, Englefield Green and Ascot. Primary options include St Johns Beaumont, Eton End, and Bishopsgate and Secondary St Georges, St Mary's and Papplewick in Ascot, in addition to Eton College. There are also two highly regarded international schools ACS and TASIS.

Sporting facilities in the area include watersports in Wraysbury, horse racing at Ascot and Windsor, Wentworth golfing estate, Windsor Castle, Legoland and Savill Gardens.

The immediate local area enjoys beautiful natural landscape owned by the National Trust with meadows leading down to the River Thames. There are beautiful country walks and horse riding in Windsor Great Park, Virginia Water Lake and along the River Thames.

Communications to London and the airports are convenient due to the close proximity of the M25, M4 and M3 motorways. Rail links to London Waterloo and Windsor

are available from Wraysbury, Sunnymeads and Staines. Slough also provides links to the west.

About this property

Downhams is a Grade II listed building parts of which date back to the 15th Century making this a home of character and history throughout. This house has been extended and renovated to an exceptional standard. The unique features include; a glass covered well in the kitchen; exposed original beams; inglenook fireplaces and exposed brick walls. The original features have been beautifully combined with contemporary styling to create a versatile and highly desirable family home. This property also has a separate one bedroom cottage with its own access.

On the ground floor the elegant drawing room has cellar access, a built-in cinema system and drop down screen with a window seat offering wonderful views to the front garden and lake beyond. The cellar is currently used as a wine store. The sitting room which is triple aspect has a large inglenook fireplace with wood burning stove and full height feature windows giving charming garden glimpses. The family room has a beautiful wood panelled wall, fireplace and period corner cupboard. The spacious and well equipped kitchen has a comprehensive range of modern country style units, integrated appliances and large central island which



incorporates a breakfast bar. The unique feature of this room is a glass covered well. The dining area is open plan to the kitchen with a large roof lantern, direct access to the kitchen garden and bi-folding doors opening onto the terrace. A snug which has an inglenook fireplace with wood burning stove, a study, a utility room and a cloakroom complete this floor.

On the first floor the landing has an exposed brick wall and charming fireplace. The generous main bedroom has an open plan en-suite with contemporary freestanding bath, double shower, dressing room and views to both the sailing lake at the front and the National Trust land to the rear. Four more beautifully presented bedrooms and a family bathroom complete this floor.

The cottage at the end of the garden has a wet room, bedroom and kitchen/sitting room with bi-folding doors opening on to a generous decked terrace. The cottage has separate access from Vicarage Lane.

The property is entered via electric gates down a gravelled driveway edged with lavender flanked by lawn to either side and featuring a Mulberry tree. A decked terrace provides an ideal space to enjoy the view across to the sailing lake. The driveway provides parking for several cars with additional gates provide a separate access to Vicarage Lane. The double garage is also accessed via Vicarage Lane.

The gardens at Downhams are delightful. They have been designed to provide a variety of areas to enjoy the outdoor space. The expansive lawn features a

Walnut tree and leads down to the stream and walkway to the island. A large paved terrace runs along the back of the house and is ideal for outdoor dining. The enclosed kitchen garden has raised vegetable and herb beds with a central terrace and BBQ area. A raised seating area behind the garage has a fire pit which has created a sheltered and elevated space allowing extended views to the countryside beyond the garden. Tucked away in the bottom corner of the garden is a decked terrace the perfect space to enjoy views of the stream.

Agents Note- photography taken 27/03/2017

Tenure

Freehold

Viewing

Strictly by appointment with Savills





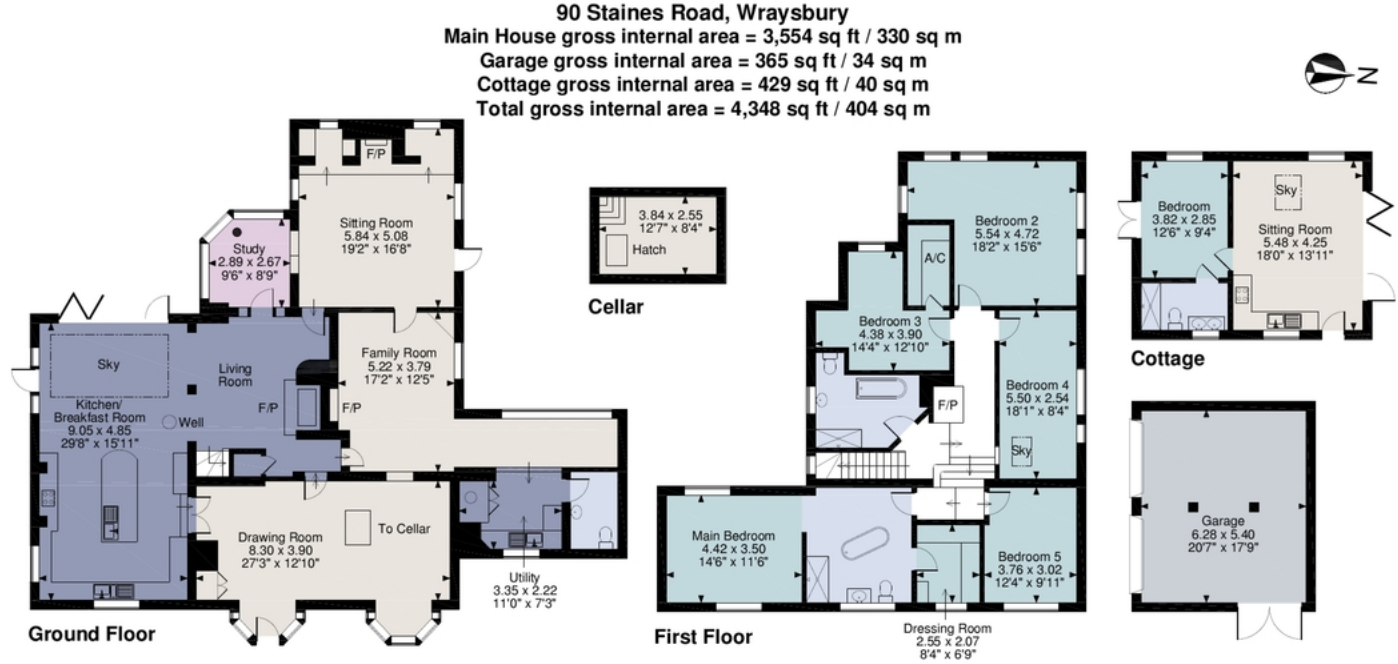
Downhams, 90 Staines Road, Wraysbury TW19 5AA
Gross internal area (approx) 3554 sq ft
Outbuildings 794 sq ft
Total 4348 sq ft



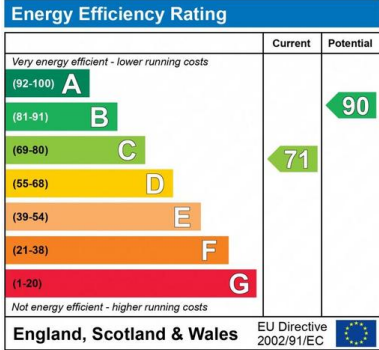
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