



Castles

MOOR END  
Eaton Bray, Bedfordshire



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**Guide Price**  
**£650,000**  
(Freehold)

Castles



Castles Estate Agents are pleased to represent this impressive five bedroom Semi-Deattached family home, situated close to amenities, recreational areas and is within easy reach of commuter routes.



The property has a host of benefits to include a spacious kitchen/diner, en-suite to master bedroom and further benefits from a Self-Contained Annex ,complete with its own entrance hall, shower room, fitted kitchen/sitting room with a cozy log burner, and a bedroom with built-in wardrobes.

Inside, the entrance hall leads to a cloakroom WC, utility room, and a potential fifth bedroom with fitted wardrobes—perfect as a guest room or additional reception space. The stylish fitted kitchen/breakfast/family room is the true heart of the home, opening onto a shared decked courtyard—ideal for morning coffee. The sitting/dining room, complete with a feature log burner, flows seamlessly onto a decking area and garden, creating the perfect space for summer entertaining. Upstairs, you'll find four generous bedrooms, including a master suite with fitted wardrobes and an en-suite shower room, plus a spacious family bathroom.

Outside, the front garden is mainly gravelled, providing parking for multiple vehicles. A gated side entrance leads to a beautifully lawned private garden with a decking area, perfect for 'alfresco dining', whilst the self-contained annexe is a huge bonus.

## Specifications

- EXTENDED FIVE BEDROOM HOME
- SELF-CONTAINED ANNEXE
- THREE BATHROOMS
- PARKING FOR MULTIPLE VEHICLES
- WOOD BURNER TO LOUNGE & ANNEXE
- KITCHEN DINER
- DOUBLE BEDROOMS
- CLOSE TO AMENITIES
- WALKING DISTANCE TO THE GREEN





This impressive property is perfect for multi-generational living, older families and those working from home.



#### A little about the corner of the world we call home...

We are lucky to be situated on the borders of Bedfordshire and Buckinghamshire, with views of the area which extend from Eaton Bray into the parish of Edlesborough and outlying villages.

The name 'Eaton' derives from the old English 'eitone', meaning 'farm by a river'. In the Domesday Book it was listed just as Eitone while 'Bray' comes from Sir Reginald Bray and the family that once owned the manor located at what is today 'Park Farm'. At one time Eaton Bray had a moated castle at the farm and what remains of it is now open to the public for fishing.

The village also houses the 'Coffee Tavern' which was built by a teetotal vicar of the parish to encourage the villagers out of the local public houses and was financed by the Wallace family known for their nurseries which grew famous carnations. Many of the roads in the area are named after them.

Edlesborough is next to Eaton Bray, just over the county boundary in Bedfordshire – about 3 miles (5 km) west-south-west of Dunstable. It offers easy commuting with train

travel times from nearby Cheddington to London Euston around 45 minutes. Luton Airport is just over 8 miles away.

There are also good education opportunities with the Eaton Bray and Edlesborough Academies nearby for primary schooling while the area is within the catchment for a number of good secondary schools.

As well as the village of Edlesborough itself, the civil parish also includes the hamlets of Dagnall, Northall and part of Ringshall. Hudnall was transferred in 1885 to the parish of Little Gaddesden in Hertfordshire. Other villages in the area include Totternhoe, Slapton, Northall, Whipsnade – famous for its zoo-, Studham and Invinghoe Aston.

All offer the benefits of a semi-rural environment with close proximity to a wide range of facilities. There are many areas of natural beauty and open spaces such as the Dunstable Downs and Gateway Centre and Mead Open Farm.

With close proximity to larger towns such as Berkhamsted, Tring, Luton, St Albans and Milton Keynes the areas around Eaton Bray mix the convenience of modern living with the benefits of semi-rural living.



**Please Note:**

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

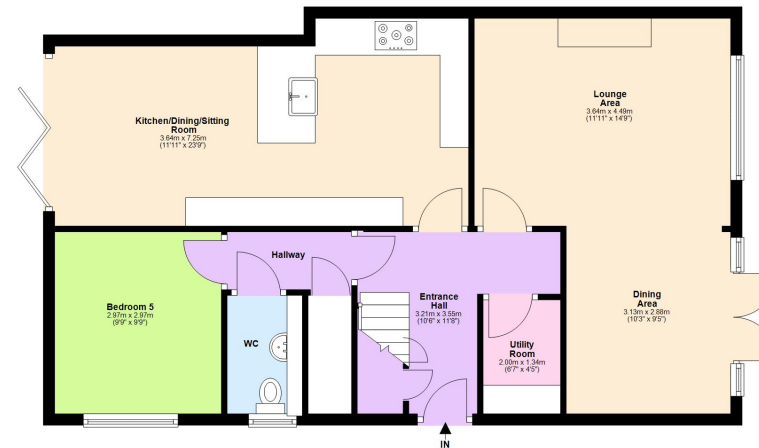
**Tenure: Freehold**

**Council Tax Band: A**

**EPC Rating: C**

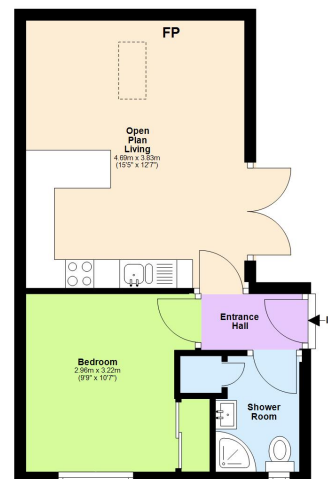
**Ground Floor**

Approx. 78.3 sq. metres (843.2 sq. feet)



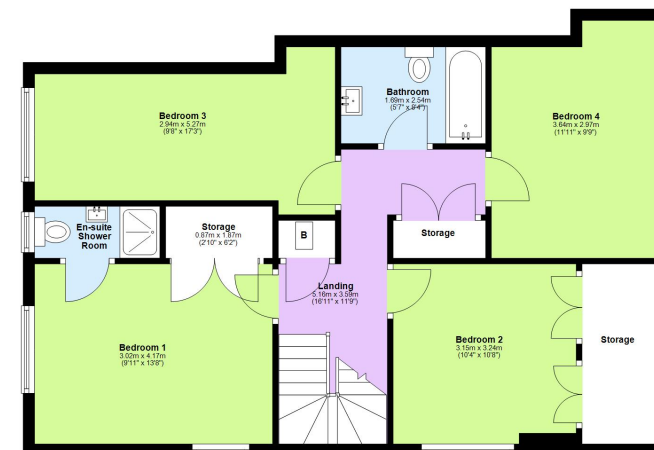
**Annexe**

Approx. 32.8 sq. metres (353.3 sq. feet)



**First Floor**

Approx. 72.7 sq. metres (782.7 sq. feet)



Total area: approx. 183.9 sq. metres (1979.2 sq. feet)

**Berkhamsted**

01442 865252

**Eaton Bray**

01525 220605

**Borehamwood**

020 8953 2112

**Hertford**

01992 501511

**Boxmoor**

01442 233345

**Kings Langley**

01923 936900

**Bushey**

020 8950 2551

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01923 537111



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