



Castles

ORCHARD COTTAGE  
Leighton Road, Northall, LU6 2HD



# ORCHARD COTTAGE

Leighton Road, Northall, LU6 2HD

**£725,000**  
(Freehold)

Castles



Tucked away in a hidden location and backing onto open fields is this beautifully maintained, individual detached family home



This property is offered to the market with no upper chain. The private setting offers peace and tranquillity whilst still being within easy access of Leighton Buzzard, Berkhamsted and Tring.

The accommodation is well balanced and offers tremendous flexibility to a medley of buyers. Downstairs off the welcoming hall is a light and bright living / front room with doors to the side. With 2 bedrooms which could also be used as additional reception space if required plus a full bathroom. The dual aspect lounge offers a separate space from the rest of the main living area which is a brilliantly laid out dual aspect kitchen family diner boasting island, dining space and flows beautifully onto the garden.

Upstairs the split landing gives a real sense of space for the 2 bedrooms and additional shower room.

Separate to the main house is a 1 bedroom two story annex which lends itself to numerous opportunities for multi generational living, Air b&b income, work from home space and much more.

Externally with it's generous parking and wrap around gardens this property really does offer everything for the modern family.

## Specifications

4 to 5 BEDROOM  
3 TO 4 RECEPTIONS  
3 BATHROOMS  
ANNEX  
DEATCHED HOUSE  
DRIVEWAY  
GARDEN  
VILLAGE LOCATION





Viewing is highly recommended to appreciate this hidden gem



#### 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.

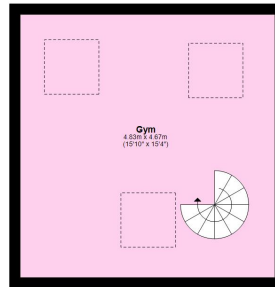
**Please Note:**

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.

**Annexe First Floor**

Approx. 22.6 sq. metres (243.0 sq. feet)



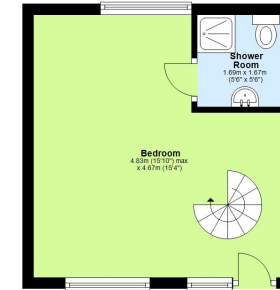
**Ground Floor**

Approx. 106.1 sq. metres (1142.0 sq. feet)



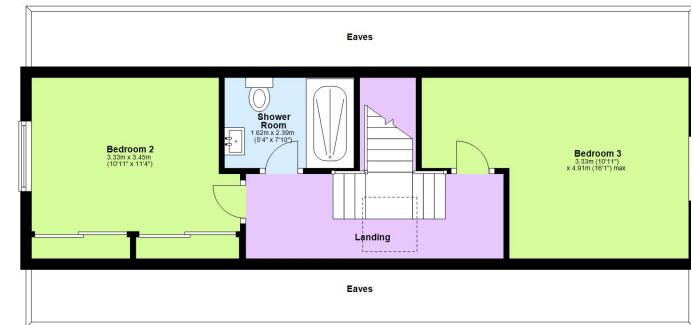
**Annexe Ground Floor**

Approx. 22.6 sq. metres (242.9 sq. feet)



**First Floor**

Approx. 40.4 sq. metres (434.4 sq. feet)



Total area: approx. 191.6 sq. metres (2062.3 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.  
Plan produced using PlanUp.

Tenure: Freehold

Council Tax Band: F

EPC Rating: E

**Berkhamsted Office:** 148 High Street, Berkhamsted, Hertfordshire HP4 3AT **Tel: 01442 865252**

**Boxmoor Office:** 33 St John's Road, Hemel Hempstead, Hertfordshire HP1 1QQ **Tel: 01442 233345**

**Eaton Bray Office:** 2a Wallace Drive, Eaton Bray, Dunstable LU6 2DF **Tel: 01525 220605**

**Kings Langley Office:** 1 High Street, Kings Langley, Hertfordshire WD4 8AB **Tel: 01923 936900**

**Associated London Office:** 121 Park Lane, Mayfair, London W1K 7QG **Tel: 020 7079 1595**

[www.castlestateagents.co.uk](http://www.castlestateagents.co.uk)



Castles