



Castles

RICHMOND COURT  
Eaton Bray, Bedfordshire



# RICHMOND COURT

Eaton Bray, Bedfordshire

Asking  
Price  
**£785,000**  
(Freehold)

Castles



Situated in the heart of Eaton Bray, yet in the most tucked away location this unique barn conversion offers spacious single floor living.



The living accommodation is accessible from a welcoming hallway with the three good sized bedrooms along with the en suite to the main bedroom at one end of the property. The other offers a kitchen diner, oversized dining room with patio doors out to the courtyard garden, and generous, dual aspect lounge with patio doors to the rear garden. The 4 piece family bathroom concludes the accommodation.

Outside the garden is also split with 3 well maintained sections, the aforementioned low maintenance courtyard garden along with the mainly laid to lawn rear garden.

## Specifications

- Quiet setting
- Generous living accommodation
- 3 bedrooms
- En Suite to main bedroom
- 3 Gardens
- Extensive parking
- Dual aspect lounge
- Dual aspect dining room
- Kitchen diner





There is a well proportioned front garden sat behind a 5 bar gate also offering driveway parking with plenty of space of a garage subject to planning consent.



#### 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.

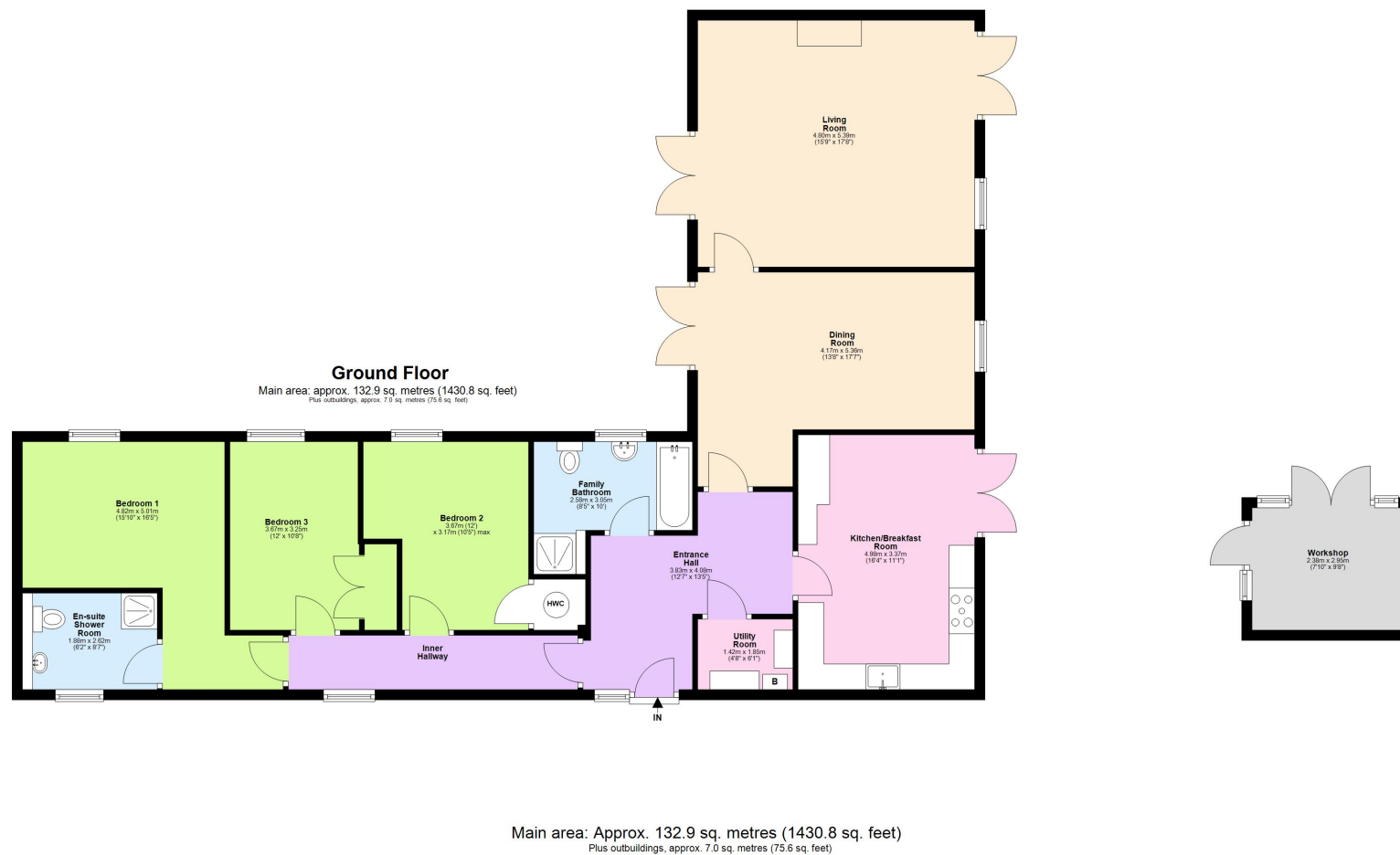
With close proximity to larger towns such as Berkhamsted, Tring, Luton, St Albans and Milton Keynes the areas around Eaton Bray mix the convenience of modern living with the benefits of semi-rural living.



**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:** F  
**EPC Rating:** D

**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

**Radlett**  
01923 537111



**Castles**