



Castles

HIGH STREET  
Eaton Bray, Bedfordshire



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Asking  
Price  
**£625,000**  
(Freehold)

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Nestled in the heart of Eaton Bray close to the park and local amenities, this four-bedroom property offers well balanced accommodation throughout and enjoys flexible space to suit the modern family.



Upon entering the generous entrance hall you are instantly greeted by the light and a spacious area which sets the tone for the rest of the property. To the left is a dual aspect spacious living room with patio doors to the garden. The kitchen / dining room is accessible from the hallway and leads to the snug and then on to a playroom with direct access to the single garage. A study and downstairs WC complete this floor. Upstairs the fantastic accommodation continues with three double bedrooms a good sized 4th bedroom along with en suite to the main bedroom and family bathroom. Externally the block paved driveway offers parking for multiple vehicles leading to to the garage.

## Specifications

- 4 Bedrooms
- En suite to Master
- Extended
- 4 reception areas
- Generous parking
- Garage
- W.C





The wider than normal rear garden is well screened and mainly laid to lawn.



#### 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:**

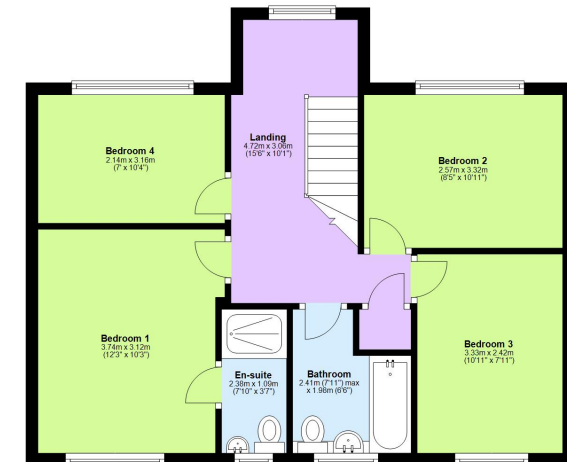
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

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

**Ground Floor**  
Approx. 95.3 sq. metres (1025.7 sq. feet)



**First Floor**  
Approx. 54.8 sq. metres (589.5 sq. feet)



**Tenure:** Freehold  
**Council Tax Band:** F  
**EPC Rating:** D

Total area: approx. 150.1 sq. metres (1615.1 sq. feet)

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

**Berkhamsted**

01442 865252

**Eaton Bray**

01525 220605

**Borehamwood**

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**Hertford**

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**Boxmoor**

01442 233345

**Kings Langley**

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**Bushey**

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