



Castles

THE ORCHARDS
Eaton Bray, Bedfordshire LU6 2DD

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£700,000
(Freehold)

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This stunning Four Bedroom Family home exudes a warm and inviting atmosphere from the moment you step inside with a layout designed to cater to modern family living.



The Entrance Hall, featuring a stunning stain glass window doorway, is your gateway to the light and bright interior. The solid wood flooring provides an elegant and timeless foundation for the entire space.

The ground floor boasts a refitted W.C., a versatile Study/Playroom and a generous Dining Room that seamlessly flows into the very recently refitted Kitchen. From here, you can enjoy picturesque views of the beautiful Garden. Completing this level is the spacious Lounge with patio doors that open out to the impressive Garden.

The Galleried Landing on the upper level provides an open and airy ambience, with all rooms conveniently accessible from this central point. The Master Bedroom, complete with fitted wardrobes, enjoys the luxury of a recently refitted En-suite. Bedrooms Two and Three are both generously sized Doubles while Bedroom Four is a smaller Double. The Family Bathroom has been superbly maintained, featuring a fitted bath.

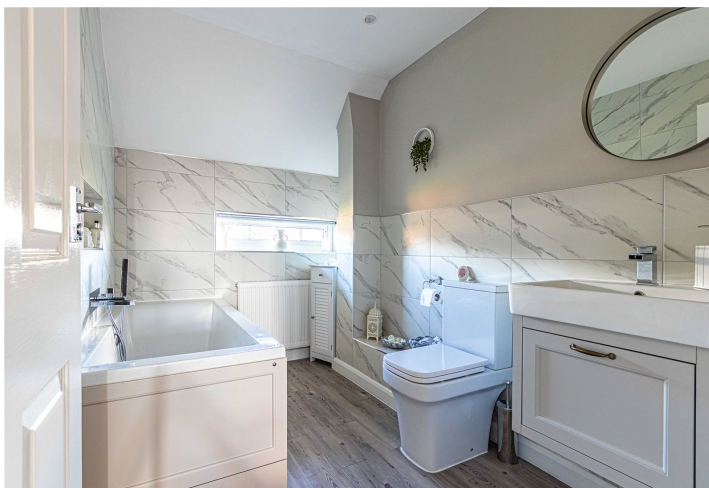
To the front of the property, you'll find a good-sized Driveway and a Double Garage, providing ample space for Parking and Storage.

Specifications

- DETACHED
- 4 BEDROOMS
- 3 RECEPTIONS
- 2 BATHROOMS
- PRIME LOCATION
- SOUTH FACING GARDEN
- REFITTED KITCHEN
- ENSUITE TO MASTER
- DRIVEWAY
- DOUBLE GARAGE



The South-facing Garden is a true gem of this property offering a peaceful retreat where you can relax and enjoy the outdoors.



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.

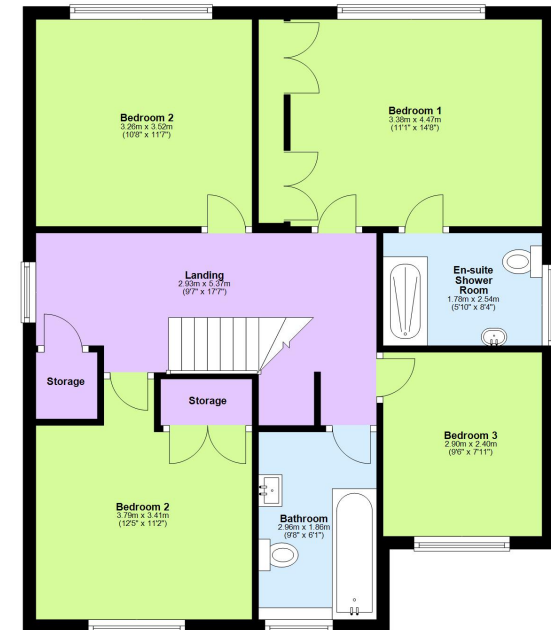
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold
Council Tax Band: G
EPC Rating: D

Ground Floor
Approx. 93.3 sq. metres (1004.6 sq. feet)



First Floor
Approx. 72.3 sq. metres (777.7 sq. feet)



Total area: approx. 165.6 sq. metres (1782.3 sq. feet)

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

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