



Castles

BEACON VIEW
Northall, LU6 2BA

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£1,250,000
(Freehold)

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Nestled within an exclusive close, backing and siding onto picturesque open fields with views over Ivinghoe Beacon.



This stunning 5-Bedroom detached executive home offers an unparalleled blend of luxury, space, and tranquillity. Situated on the edge of Northall within the esteemed Aylesbury Grammar system, this property embodies the epitome of modern elegance and comfort. As you step into the impressive hall, you are greeted by a Central Staircase and Oak Effect Flooring that sets the tone for the grandeur within. The dual-aspect Lounge boasts windows to the front and patio doors to the rear, accentuated by a feature fireplace with a wood burner, offering a captivating focal point. The generously sized Office / Playroom / Snug provides flexible accommodation.

To the front of the property, a spacious Driveway accommodates multiple vehicles, including an electric car charging point, leading to the Double Garage.

Outside, the rear Garden spans a wide plot with captivating views over the fields, predominantly laid to lawn and featuring an external covered entertainment area, ideal for al fresco dining and leisure activities. There is also side access from the lane to a Garage in the rear Garden that will house a car or storage.

Specifications

- Views over open fields
- Aylesbury Grammar school catchment
- 5 bedroom detached
- 4 bathrooms
- Refitted kitchen family diner
- Separate lounge
- Office / Snug
- Utility room
- Double garage
- Garden with outside entertainment area
- Exclusive small development

The Kitchen features granite work surfaces and a Breakfast Bar complete with an integrated Wine Fridge. Equipped with an 8-ring range cooker, American-style Fridge Freezer, and built-in Dishwasher, the impressive space accommodates both relaxation and entertainment with ample living space for two sofas and a 10-seater Dining Table.

Adjacent to the Kitchen is the Utility room, boasting the same granite work surfaces as the main Kitchen, a sunken sink with drainer, and access to the Double Garage with electric door. Completing the ground floor is a recently refitted W.C. Ascending the staircase, the Master Suite awaits, offering a lavish retreat with built-in Wardrobes, space for a sofa, and a fully refitted en suite featuring his and hers sinks and a walk-in Double Shower.

The heart of the home lies within the Kitchen Family Diner, a spacious area recently updated with a bespoke German Kitchen.

Bedrooms 2 and 3 both boast generous proportions and en suite facilities, while Bedroom 4 enjoys scenic views over the fields behind. Bedroom 5 is currently configured as a dressing room but could easily be converted back to a Bedroom. Rounding up the upper level is the refitted family Bathroom, complete with a separate bath and shower. Don't miss this rare opportunity to secure a special family 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: G

EPC Rating: C

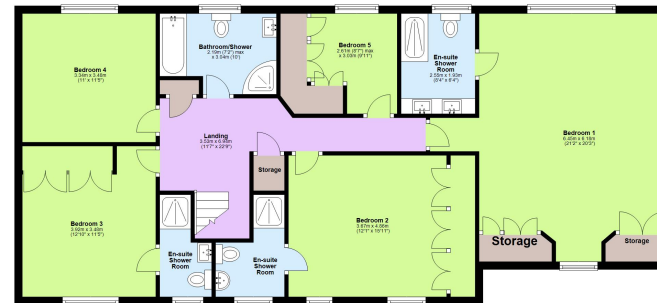
Outbuilding
Approx. 15.0 sq. metres (162.0 sq. feet)



Ground Floor
Approx. 131.6 sq. metres (1416.5 sq. feet)



First Floor
Approx. 116.4 sq. metres (1252.7 sq. feet)



Total area: approx. 263.0 sq. metres (2831.2 sq. feet)
This floorplan is not to scale. It is for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

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