



Castles

TWELVE LEYS  
Wingrave, HP22 4QL

# TWELVE LEYS

Wingrave, HP22 4QL

**£415,000**  
(Freehold)

Castles



This extended 3 bedroom semi detached home has been updated by the current owners and offers a family to move into



Upon entering the property via a porch with space for coats and shoes which leads into a good sized, light and bright lounge with door through to open plan refitted kitchen diner with integrated appliances and breakfast bar. The property then flows well into a bright conservatory overlooking the well maintained garden with paved pathway leading to a shed and seating area which is the perfect place to enjoy the late afternoon sun. Upstairs the property offers 2 doubles and a single bedroom along with refitted bathroom. To the front of the property offers block paved driveway parking along with garage which has power and light.

## Specifications

3 BEDROOMS  
2 RECEPTIONS  
1 BATHROOMS  
SEMI DETACHED HOUSE  
GARAGE  
DRIVEWAY  
GARDEN  
VILLAGE LOCATION



Situated on the edge of the popular village of Wingrave and benefiting from the grammar school catchment



#### 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: D**

**EPC Rating: C**



TWELVE LEYS, WINGRAVE HP22 4QL  
TOTAL FLOOR AREA : 1007 sq.ft. (93.6 sq.m.) approx.  
No accuracy to this image, text or measurements is guaranteed  
Made with Metropix ©2023

**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