



Castles

THE COMP  
Eaton Bray, Bedfordshire LU6 2DH

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£820,000  
(Freehold)

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A beautifully presented, Four Bedroom Detached family home that has been updated meticulously throughout.



The block paved driveway leading to Double Garage and front Garden offers tremendous curb appeal. As you enter the property the Karndean flooring and the high spec internal doors set the precedent for the condition throughout. On the left hand side there is a personal door into the Double Garage and as you walk through the property, you will notice an abundance of light and bright spaces starting with the Lounge with solid wood flooring, feature fireplace and large window to the front. The Inner Hall gives access to all the rooms on the ground floor including WC and Study. The hub of the house is the refitted Kitchen/Diner with vaulted ceiling, triple aspect windows and patio doors to the rear garden. Other benefits include wine fridge, high spec induction hob and double oven. Completing the ground floor is the Dining /Family Room, a great size space with patio doors leading out onto the impressive Garden.

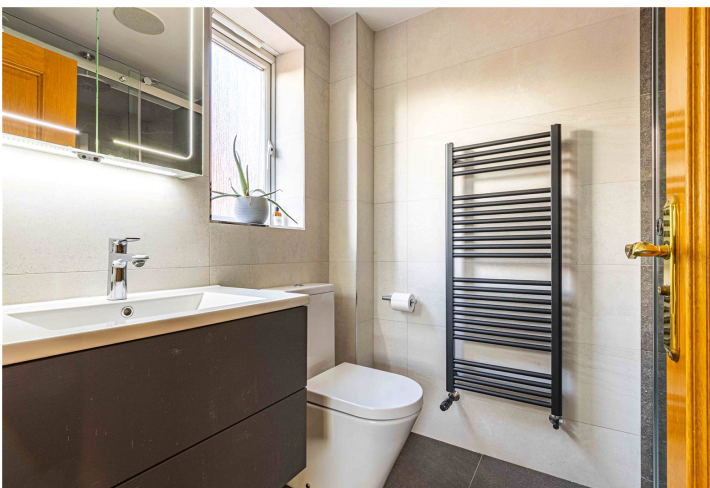
Upstairs, the Master Bedroom with vaulted ceilings and feature window benefits from built-in storage and recently refitted En-suite. Bedroom Two, thought to have originally been the master bedroom of the property, is also an incredibly generous double bedroom along with another great size Bedroom for the third. Finally, Bedroom Four enjoys a lovely aspect over the garden and the fully fitted Family Bathroom is well appointed.

## Specifications

- FOUR BEDROOMS
- EXTENDED DETACHED
- PRIVATE ROAD
- SPACIOUS LIVING AREAS
- REFITTED KITCHEN/DINER
- STUDY
- DOWNSTAIRS WC
- 100ft GARDEN
- DOUBLE GARAGE
- OFF ROAD PARKING



The incredibly impressive private garden is beautifully maintained and offers a wonderful outside space.



#### 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.

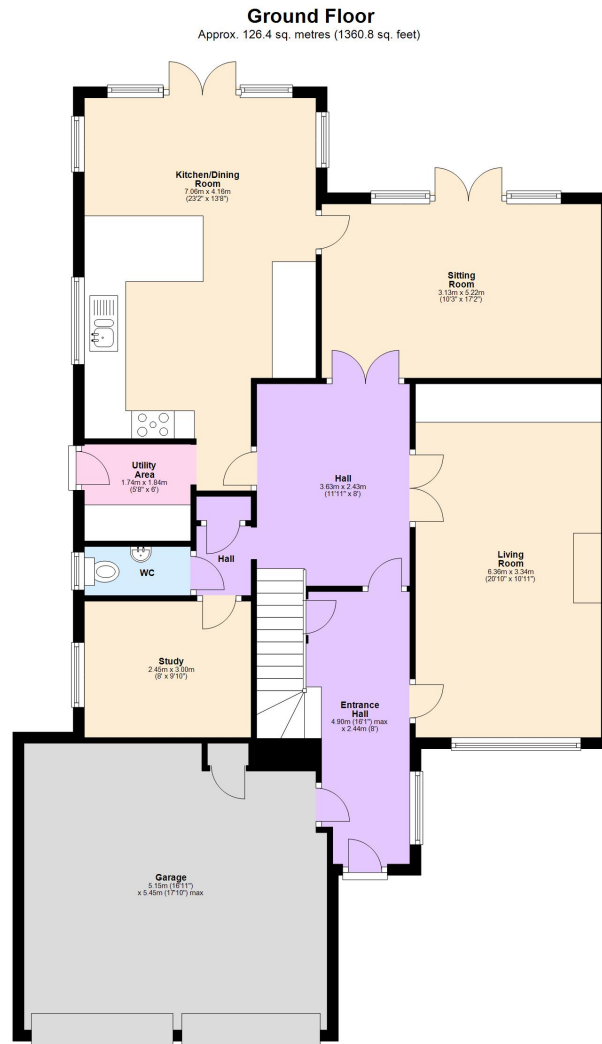
With close proximity to larger towns such as Berkhamsted, Tring, Luton, St Albans and Milton Keynes the areas around Eaton Bray mix the convenience of modern living with the benefits of semi-rural living.

**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



Total area: approx. 194.5 sq. metres (2093.7 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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