



Castles

The Pastures  
Edlesborough, LU6 2HL



# The Pastures

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**£650,000**  
(Freehold)

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A well maintained extended detached home offering fantastic family accommodation.



Positioned at the end of a popular Cul de Sac in Edlesborough situated within the catchment area for Aylesbury grammar schools. This well-balanced home offers the perfect opportunity for someone to create a long term, flexible space to suit the modern family. As you enter the property you are greeted by inviting hallway which creates a welcoming entrance to the property. To the rear of the property the generously sized sitting room with floor to ceiling windows flood the room with natural light also features a Clearview log burner. The dining room is perfect for entertaining, has patio doors leading directly out on to the garden. At the heart of the home is a large family kitchen benefitting from a breakfast area and integrated Miele and Liebherr items. There is also a study or playroom located to the front of the property. Upstairs, there are four bedrooms, the master fitted with a substantial amount of built in wardrobes and benefitting from a generous ensuite. The other bedrooms, also generous in terms of space, are all served by a spacious and well-equipped family bathroom. The bathroom and en-suite are both equipped with Aqualisa power showers. The garden is mainly laid to lawn and wraps round to the side offering scope for further extension (STPP). The property benefits from driveway parking and double garage. Viewing is highly recommended to fully appreciate this fantastic property.

## Specifications

- Detached, four bedroom family home
- Living room with floor to ceiling dual aspect windows
- Kitchen / breakfast room
- Dining room
- Study
- Master with Ensuite
- Driveway parking
- Double garage





The garden is mainly laid to lawn and wraps round to the side and paved patio area is perfect for outdoor entertaining.



#### 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

**Ground Floor**  
Main area: approx. 70.7 sq. metres (760.7 sq. feet)  
Plus outbuildings, approx. 29.7 sq. metres (320.2 sq. feet)



**First Floor**  
Approx. 62.8 sq. metres (676.1 sq. feet)



Main area: Approx. 133.5 sq. metres (1436.8 sq. feet)  
Plus outbuildings, approx. 29.7 sq. metres (320.2 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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**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**

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