



Castles

KINGFISHER COTTAGE, MANOR FARM  
Edlesborough, Buckinghamshire

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£1,350,000  
(Freehold)

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Kingfisher Cottage is a beautiful hidden gem Sat within Manor Farm Close, an exclusive gated development that exudes charm and elegance.



Boasting its very own moat, this remarkable 8-year-old property offers a lifestyle of unparalleled luxury and privacy.

Step inside this phenomenal 4 Double Bedroom residence and be captivated by its exquisite design and impeccable attention to detail. Each Bedroom features doors leading to a stunning decked area, providing a perfect retreat to soak in the picturesque surroundings. The convenience of a Jack and Jill bathroom between two Bedrooms, along with an en suite to another Bedroom, ensures comfort and convenience for all occupants. The master Bedroom takes luxury to new heights with an impressive 4-piece en suite, complete with a walk-in wardrobe and a secret room that beckons as a Study or Snug.

## Specifications

- Stunning setting
- Moat lined property
- Beautiful kitchen family diner
- Bi fold doors
- Master suite with walk in wardrobe
- Decked areas
- Exclusive gated development
- 4 Double bedrooms
- High Specification throughout

Laid out all on 1 floor bar 2 steps gives a seamless blend of functionality and style. A Utility room and WC add practicality, while the Lounge sets the ambiance with its feature fireplace and bi-fold doors that open onto the manicured rear Garden. The heart of the home lies in the Kitchen family diner, where spectacular vaulted ceilings and an island with breakfast bar seating create an inviting space for gatherings. High-quality fitted appliances, including a range-style cooker with mirrored splashback, adorn the granite work surfaces, making it an entertainers dream with bi-fold doors leading to the immaculate Garden, the indoor-outdoor flow is simply sublime.

Don't miss your chance to experience the epitome of luxury living at Kingfisher Cottage Manor Farm Close – where every detail is crafted to perfection.

Speaking of the Garden, prepare to be enchanted. Lined by it's own moat, it presents a haven of serenity. Seating areas on the deck overlooking the water and a lower deck almost at water level offer tranquil spots to unwind and entertain. Thoughtfully divided into sections, each area of the garden is a testament to meticulous planning and execution, sectioned lighting controlled from inside gives the ability to make the Garden a feature all year round. To the front of this showcase property, ample driveway Parking, a double carport, and a single garage cater to your Parking needs, adding to the convenience and desirability of this exceptional residence.







**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: B



Total area: approx. 207.0 sq. metres (2228.5 sq. feet)  
This floorplan is not to scale. It is for guidance only and accuracy is not guaranteed.  
Plan produced using PlanIt!

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