



Castles

THE ORCHARDS
Eaton Bray, Bedfordshire

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Offers IEO
£650,000
(Freehold)

Castles



Located in the picturesque village of Eaton Bray, this substantial 4-bedroom detached property is nestled in a quiet cul de sac in the desirable road, The Orchards.



Upon entering, you are greeted by an oversized hallway that sets the tone for the spaciousness found throughout the home. Off the hallway, the living room is dual aspect with windows to the front and side. There is a formal dining room with access to the garden via patio doors. The kitchen features ample storage and workspace, also with views and access to the garden. A downstairs WC completes the ground floor accommodation however the integral double garage offers scope to create additional reception space if required.

Upstairs, you'll find the master bedroom complete with a generous ensuite. Three additional double bedrooms offer plenty of space for family or guests. There is also oversized family bathroom completing the accommodation. The property boasts a mature west-facing garden with patio area and side access.

Specifications

- Prime location
- 4 Bedroom
- Detached
- Double Garage
- En suite
- W.C



Additionally, the property features a double garage and driveway parking.



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.

Ground Floor

Approx. 105.7 sq. metres (1137.5 sq. feet)



First Floor

Approx. 87.9 sq. metres (946.3 sq. feet)



Tenure: Freehold

Council Tax Band: G

EPC Rating: D

Total area: approx. 193.6 sq. metres (2083.8 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

Berkhamsted

01442 865252

Eaton Bray

01525 220605

Borehamwood

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Hertford

01992 501511

Boxmoor

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Kings Langley

01923 936900

Bushey

020 8950 2551

Radlett

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