



Castles

EATON PARK  
Eaton Bray, Bedfordshire



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Asking Price  
**£700,000**  
(Freehold)

Castles



In the heart of Eaton Bray this impressive, extended 4 bedroom family home offers the perfect blend of social space along with independent areas.

 4  2  1  3+

As you enter the property you're instantly struck by the size and space of the entrance hall. From there is a well proportioned office which could also be used as a playroom or even a downstairs bedroom. It is next to the downstairs WC which could be enlarged into a shower room if required.

## Specifications

- Extended
- Executive detached family home
- Kitchen family diner
- Study
- Dual aspect lounge
- 4 bedrooms
- Double garage



The front to back dual aspect lounge with patio doors leading to the rear garden boasts an impressive, exposed brick fireplace with a modern real flame gas fire. The showpiece of the downstairs is the impressive kitchen family diner with patio doors to both the side and rear in addition to a sky Lantern flooding this room with natural light.

This space is a true hub of the house and fits perfectly with modern living.

From the kitchen is the utility room hiding away the machinery and giving access to the side of the property. Upstairs the impressive accommodation continues with four good sized bedrooms, including a principle bedroom with ensuite along with family bathroom. Externally the private rear garden has been well maintained and the property also enjoys generous driveway parking and double garage.











### 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.

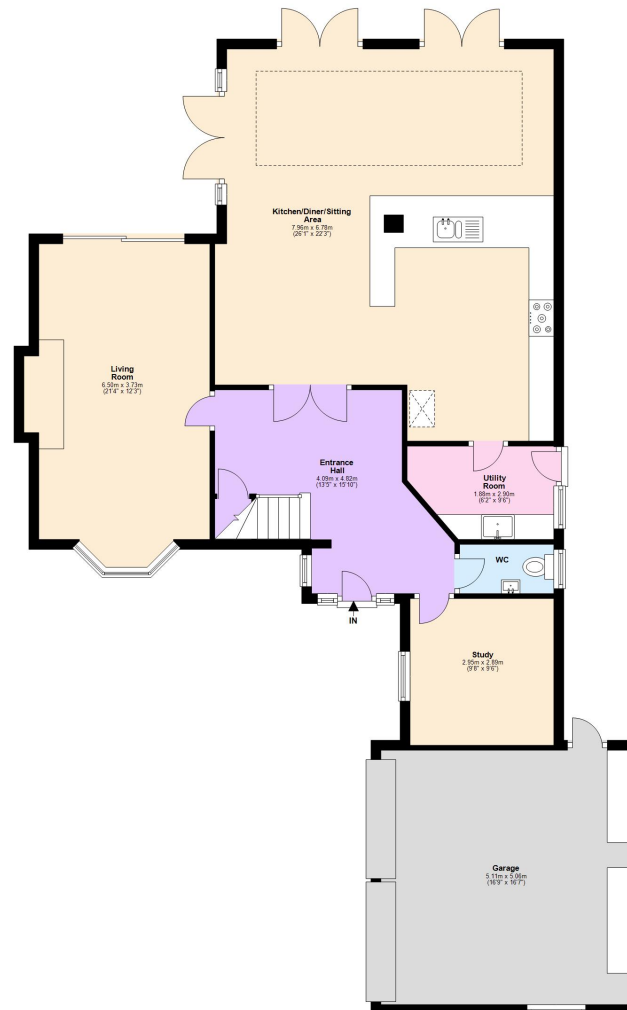
All measurements are approximate and photographs provided are for guidance only.

**Tenure: Freehold**

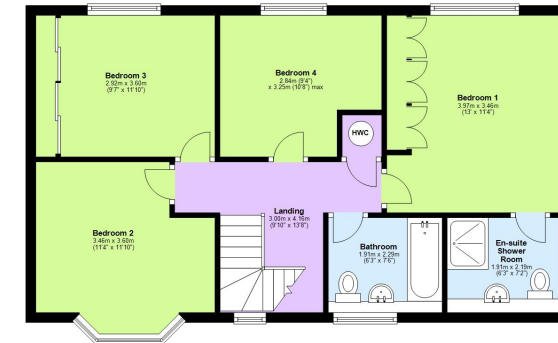
**Council Tax Band: G**

**EPC Rating: D**

**Ground Floor**  
Approx. 128.6 sq. metres (1384.4 sq. feet)



**First Floor**  
Approx. 63.0 sq. metres (678.1 sq. feet)



Total area: approx. 191.6 sq. metres (2062.5 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**

020 8953 2112

**Hertford**

01992 501511

**Boxmoor**

01442 233345

**Kings Langley**

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**Bushey**

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