



Castles

HIGH STREET
Eaton Bray, Bedfordshire

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Guide Price
£700,000
(Freehold)

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Castles Estate Agents are pleased to offer for sale this substantial four/five bedroom detached family home, offering generous and versatile accommodation throughout, situated in the popular village of Eaton Bray.

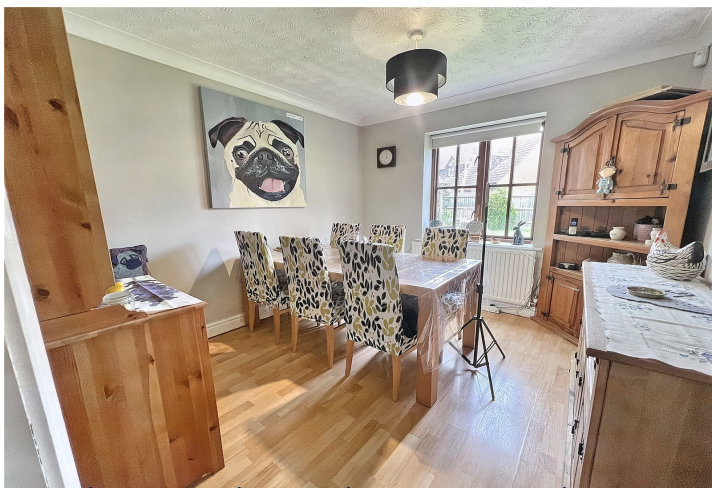


On entering, the welcoming hallway features a dog-leg staircase and leads to a series of well-proportioned reception rooms. The main lounge is a standout space, with a characterful inglenook-style fireplace housing a log burner and direct access to the garden via patio doors. The dining room and a separate study provide further formal and practical living options, all with a consistent finish of laminate flooring and coving. The kitchen is well-fitted with a range of units, integrated appliances, and space for a large fridge/freezer, complemented by a utility room housing the boiler and additional cabinetry. A cloakroom, storage room, and an additional snug/family room above the garage offer further flexibility, ideal for a playroom, guest space, or home office. The layout supports modern family living while allowing for privacy and separation where needed.

The first floor hosts four comfortable bedrooms, including a generous master suite with built-in wardrobes and a private en-suite bathroom. The remaining bedrooms—two doubles and a good-sized single—are serviced by a fully tiled family bathroom with a traditional suite. All bedrooms benefit from double glazing and radiators, with tasteful, neutral décor and fitted carpets throughout. There is also access to the loft and an airing cupboard for added storage. Set behind a five-bar gate, the property features a large gravel driveway with ample space for multiple vehicles, leading to an integral double garage with electric doors, power, and lighting. The front garden is mainly laid to lawn with well-stocked borders.

Specifications

- FOUR/FIVE BEDROOM DETACHED
- DRIVEWAY FOR MULTIPLE PARKING
- LOUNGE WITH FIREPLACE
- INTEGRATED APPLIANCES
- DRIVEWAY AND GARAGE
- CLOSE TO SCHOOLING
- EASY REACH OF AMENITIES



The enclosed rear garden provides a patio seating area, lawn, mature planting, outside tap and lighting, Gated side access adds convenience and privacy.



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.

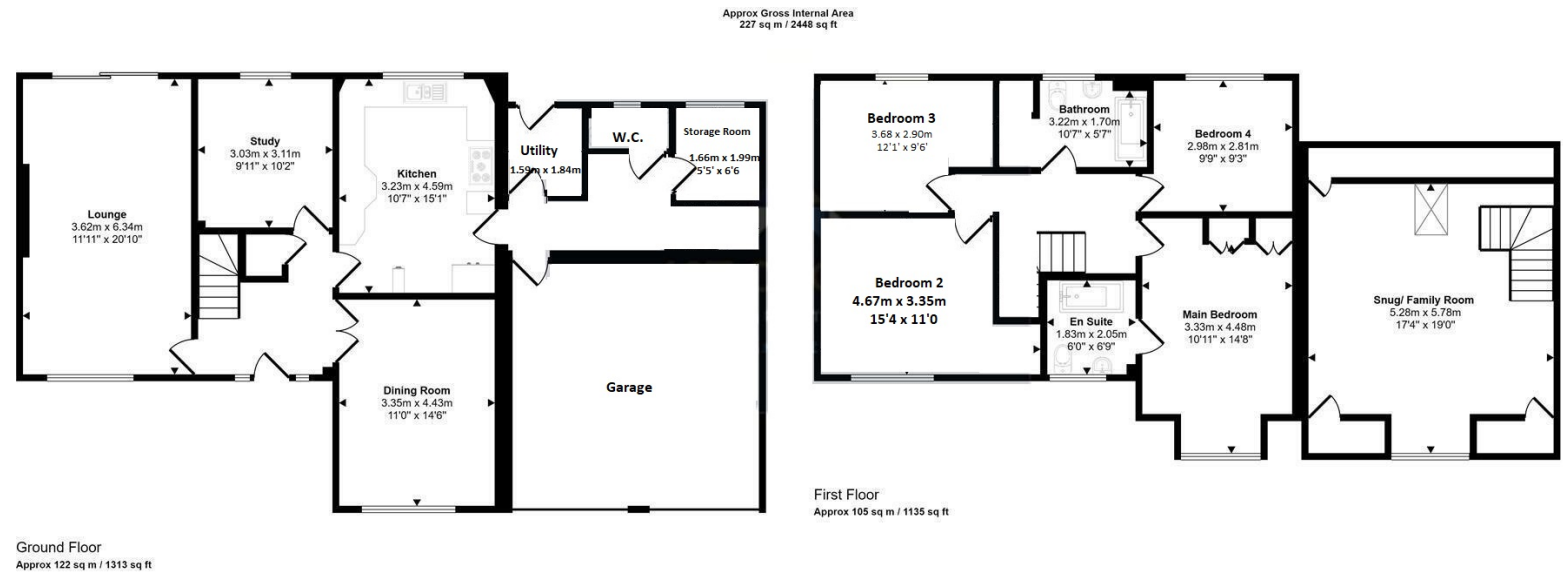
All offer the benefits of a semi-rural environment with close proximity to a wide range of facilities. There are many areas of natural beauty and open spaces such as the Dunstable Downs and Gateway Centre and Mead Open Farm.

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.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Tenure: Freehold

Council Tax Band: C

EPC Rating: D

Berkhamsted

01442 865252

Eaton Bray

01525 220605

Borehamwood

020 8953 2112

Hertford

01992 501511

Boxmoor

01442 233345

Kings Langley

01923 936900

Bushey

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Radlett

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