



Castles

THE ORCHARDS
Eaton Bray, Bedfordshire

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Guide Price
£775,000
(Freehold)

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Nestled at the end of a quiet cul-de-sac in the sought-after Bedfordshire village of Eaton Bray, Castles Estate Agents offer for sale this substantial and beautifully extended five-bedroom executive home offering a wealth of living space, stylish interiors, and a wonderfully private setting.



This exceptional property presents an ideal opportunity for families seeking a spacious, long-term home in a welcoming and well-connected village environment.

The property sits on a generous plot featuring a beautifully landscaped, westerly-facing rear garden—perfect for relaxing afternoons and sunset views. Designed for comfort and entertaining, the garden includes patio areas, outdoor lighting, hot and cold taps, power points, stocked borders, and lawned spaces. Inside, the home offers a flexible layout with four reception rooms, including a spacious 21' lounge with a central fireplace, a front-facing family room, a dedicated study, a bright conservatory opening to the garden, and a formal 21' dining room ideal for hosting. The modern kitchen is the heart of the home, fitted with granite worktops, integrated appliances, plinth lighting, ample storage, and a Worcester gas boiler.

Upstairs, the first floor features four generously sized double bedrooms, offering plenty of space for family or guests. A separate staircase leads to a striking top-floor bedroom of approximately 19', complete with eaves storage—perfect for use as a bedroom, playroom, studio, or second home office, adding to the home's overall versatility and appeal.

Specifications

- EXTENDED FIVE BEDROOM DETACHED
- DOUBLE GARAGE
- FOUR RECEPTION ROOMS
- FIVE DOUBLE BEDROOMS
- WESTERLY FACING GARDEN
- 21' LOUNGE WITH FIREPLACE
- KITCHEN WITH GRANITE WORKSURFACES
- WORCESTER GAS BOILER
- CUL-DE-SAC



To the front, there is ample driveway parking for multiple vehicles, along with a double detached garage featuring useful eaves storage



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.

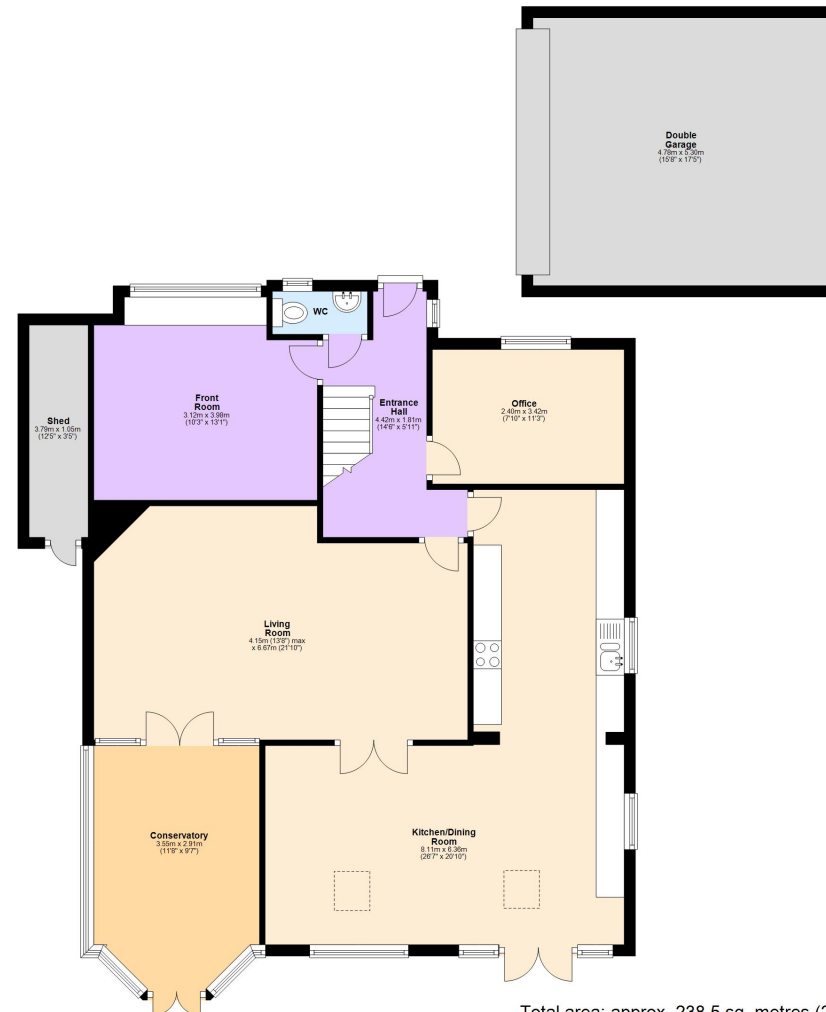
Tenure: Freehold

Council Tax Band: G

EPC Rating: D

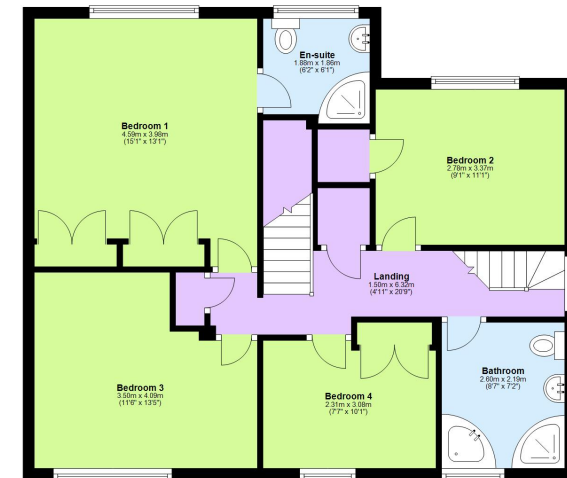
Ground Floor

Approx. 135.8 sq. metres (1461.3 sq. feet)



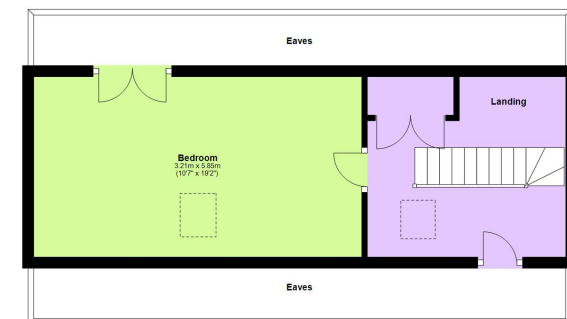
First Floor

Approx. 72.2 sq. metres (777.3 sq. feet)



Second Floor

Approx. 30.5 sq. metres (328.1 sq. feet)



Total area: approx. 238.5 sq. metres (2566.8 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

020 8953 2112

Hertford

01992 501511

Boxmoor

01442 233345

Kings Langley

01923 936900

Bushey

020 8950 2551

Radlett

01923 537111



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