



Castles

THE ORCHARDS  
Eaton Bray, Bedfordshire



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**Guide Price**  
**£735,000**  
(Freehold)

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Castles Estate Agents are proud to represent this commanding and elegantly appointed family residence, occupying a generous corner plot on one of Eaton Bray's most prestigious roads.



This exceptional home offers generous proportioned, light-filled living spaces with multiple dual-aspect rooms, and beautifully maintained gardens surrounding the property. The property further benefits from SOLAR PANELS with a battery storage which reduces the overall energy consumption of the household. From the moment you step through the front door, the home impresses. A spacious entrance hall with double storage cupboards sets the tone, leading through double doors to a magnificent 27ft sitting room, complete with a striking feature fireplace, bay window to the front, and BI-FOLD doors that open seamlessly into a spacious summer room with under floor heating, leading out onto the rear garden. The dual-aspect dining room flows effortlessly into the modern fitted kitchen, which benefits from a practical serving hatch. Adjoining the kitchen is a charming entrance hallway, which provides access to the garage, driveway, and garden. Downstairs is further complimented by a cloakroom/wc. Upstairs, the generous layout continues with four genuine DOUBLE bedrooms and family bathroom. The master bedroom boasts a private EN-SUITE bathroom, while bedrooms two and four enjoy bright dual-aspect windows. Additional built-in wardrobes in bedrooms one and two offer excellent storage. The landscaped rear garden is designed for low maintenance and year-round enjoyment, featuring an elevated patio, established flower and shrub borders, and a fully powered summer house, ideal as a home office, studio or relaxing retreat. The expansive front and side gardens are laid mainly to lawn, enclosed by mature hedge borders, with an additional terraced patio for 'Al-Fresco' dining or entertaining.

## Specifications

- CORNER PLOT
- FOUR DOUBLE BEDROOMS
- MASTER EN-SUITE
- 27FT LIVING ROOM WITH FEATURE FIREPLACE
- TWO FURTHER RECEPTION ROOMS
- DOUBLE GARAGE
- AMPLE DRIVEWAY PARKING
- FRONT, REAR & SIDE GARDENS
- SOLAR PANELS WITH BATTERY





The block paved driveway to the side provides parking for multiple vehicle and gives access to the 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:**

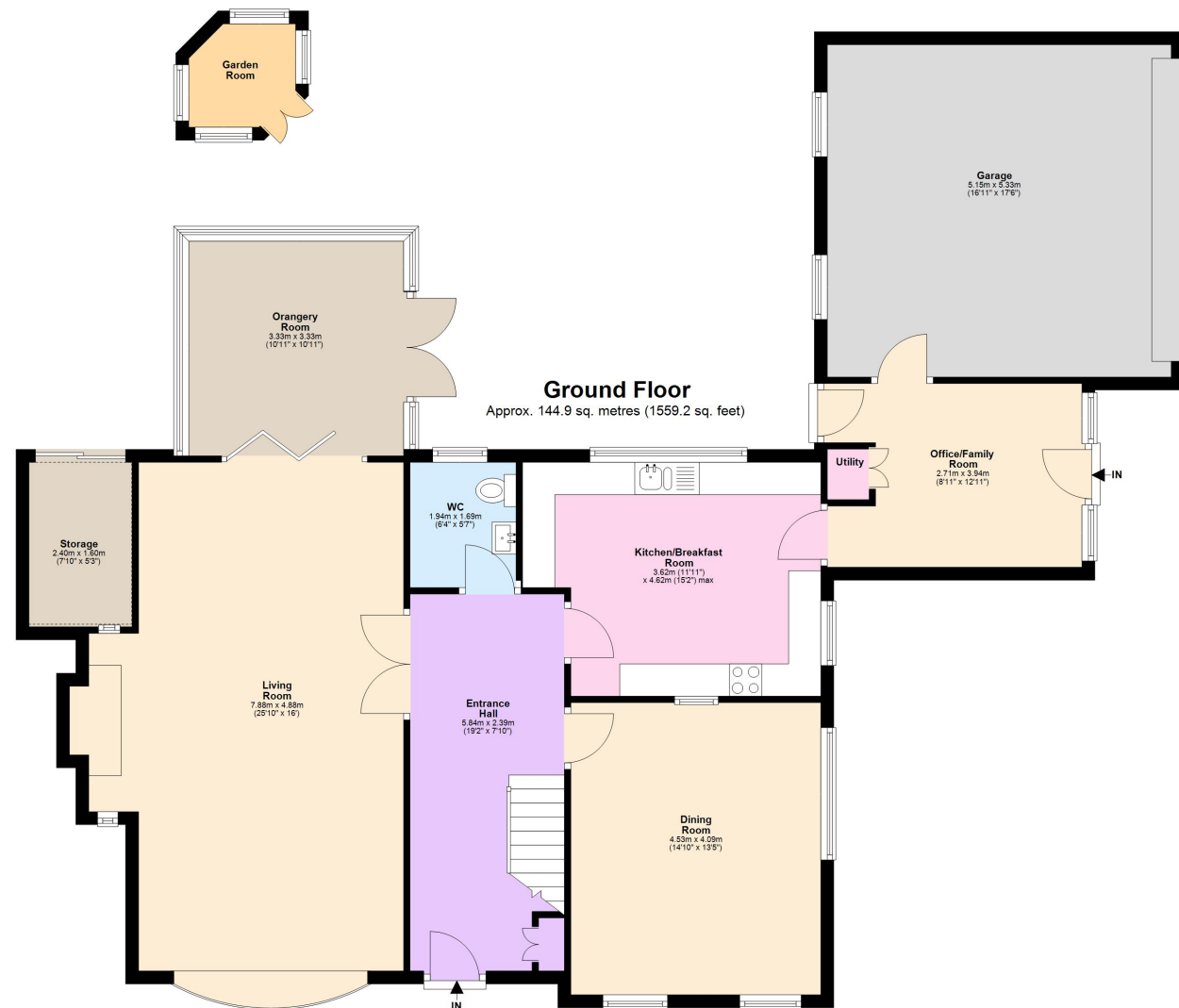
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

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

**Tenure: Freehold**

**Council Tax Band: G**

**EPC Rating: D**



Total area: approx. 229.5 sq. metres (2470.1 sq. feet)

**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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