



Castles

HIGH STREET
Eaton Bray, Bedfordshire

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Guide Price
£450,000
(Freehold)

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Castles estate agents are delighted to represent this well presented and thoughtfully extended two bedroom SEMI-DETACHED period home, believed to date back to the late 1890s, and beautifully positioned in the heart of the sought-after village of Eaton Bray.



This characterful residence has undergone a comprehensive renovation, retaining many original features while offering stylish and modern living throughout.

Formerly a local butcher's shop in the early 20th century, this unique home has since been transformed into a spacious family residence, presenting a rare opportunity to own a piece of local history.

This spacious and well-presented home offers generously sized rooms throughout. Inside, you'll find a large front-facing kitchen/diner with an electric ESSE AGA, two bright reception rooms, two double bedrooms, a stylish modern bathroom, a study area, and a galleried landing. The property also benefits from a private, south-facing rear garden. A traditional Victorian hallway with mosaic tiles welcomes you into the ground floor. The living room features an open fireplace and leads to a family room opening out to the garden. The kitchen includes integrated appliances and has access to both front and rear gardens via a side porch. Upstairs are two spacious bedrooms, a study area, and a high-spec bathroom with sleek fittings and tiled flooring. Outside, the property enjoys an enclosed front garden and a generous rear garden with a patio, lawn, and planted areas—ideal for relaxing or entertaining.

Specifications

- IN EXCESS OF 1100SQFT OF ACCOMMODATION
- TWO DOUBLE BEDROOMS
- MODERN 1ST FLOOR BATHROOM
- SPACIOUS KITCHEN/DINER WITH ESSE AGA
- GENEROUS REAR GARDEN
- TWO RECEPTION ROOMS
- SOUTHERLY FACING REAR GARDEN
- CLOSE TO AMENITIES



Early viewing is highly recommended to appreciate the charm, history, and quality this exceptional home has to offer.



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.

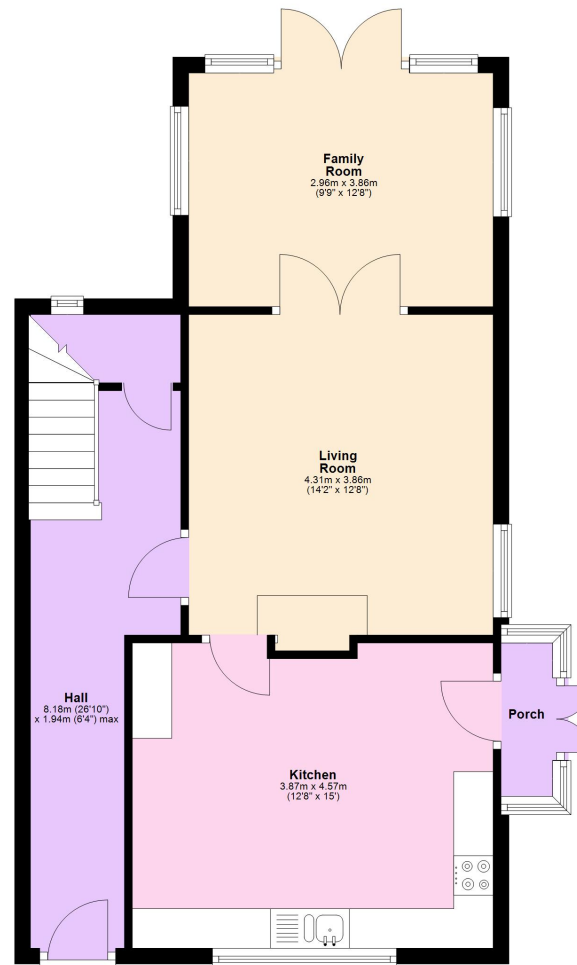
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

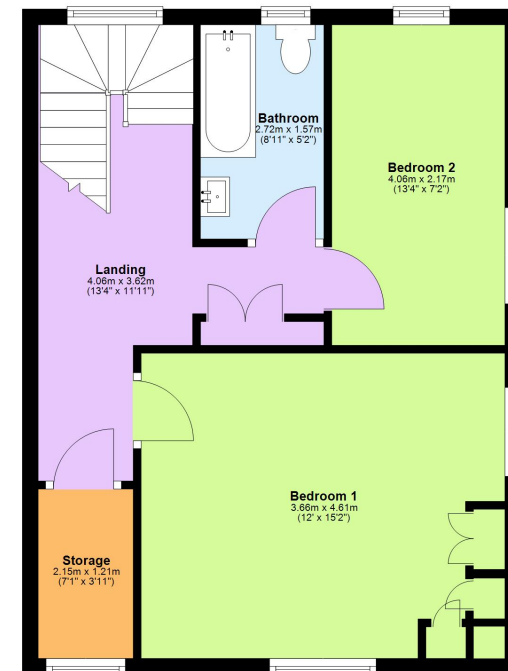
Council Tax Band: D

EPC Rating: D

Ground Floor
Approx. 61.9 sq. metres (665.9 sq. feet)



First Floor
Approx. 46.5 sq. metres (500.2 sq. feet)



Total area: approx. 108.3 sq. metres (1166.1 sq. feet)

Berkhamsted

01442 865252

Eaton Bray

01525 220605

Borehamwood

020 8953 2112

Hertford

01992 501511

Boxmoor

01442 233345

Kings Langley

01923 936900

Bushey

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Radlett

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