



Castles

HIGH STREET
Eaton Bray, Bedfordshire

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Asking
Price
£315,000
(Freehold)

Castles



Absolutely brimming with charm and character, Castles Estate Agents are pleased to represent this delightful three storey home that offers the perfect blend of rustic charm and modern convenience, ideal for those craving a village lifestyle with excellent commuter links in easy reach.



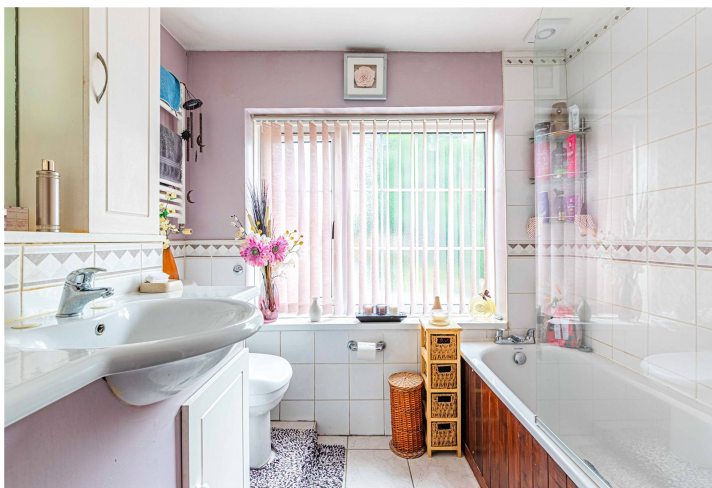
Step inside and you're immediately welcomed by period features that tell a story with exposed floorboards, a cosy wood-burning stove, and bags of character throughout.

To the rear, a spacious garden invites you to relax, entertain, or simply soak up the tranquillity. It's a true gem, private, leafy, and perfect for summer evenings under the stars whilst 'Al-fresco' dining.

Location? It couldn't be better. Just a short drive to Leighton Buzzard station, you'll have fast connections to London and beyond. Yet, you're also within easy walking distance of open countryside and surrounded by areas of natural beauty, ideal for weekend walks, bike rides, and a breath of fresh air.

Specifications

- CHARACTER COTTAGE
- EXPOSED FEATURES AND FLOORBOARDS
- WOODBURNER
- LOFT BEDROOM
- SPACIOUS GARDEN WITH PATIO
- CLOSE TO VILLAGE CENTRE & AMENITIES
- EASY REACH OF COMMUTER ROUTES
- OPEN COUNTRYSIDE WITHIN WALKING DISTANCE
- IDEAL PURCHASE FOR THE DISCERNING FIRST TIME BUYER



This is a home with heart and heritage, lovingly presented across three floors.



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.

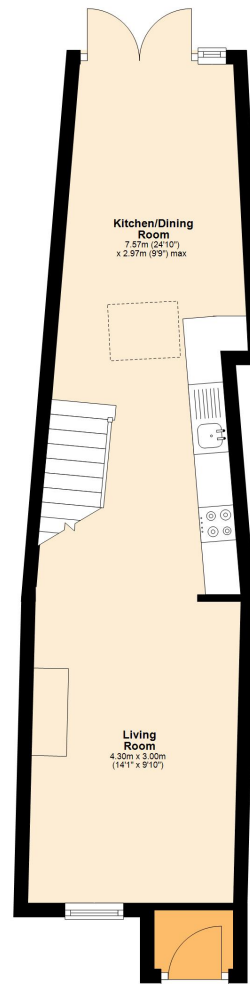
Tenure: Freehold

Council Tax Band: C

EPC Rating: D

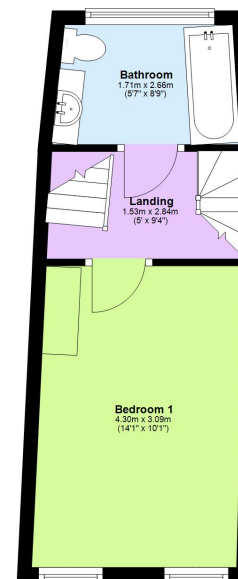
Ground Floor

Approx. 33.2 sq. metres (357.8 sq. feet)



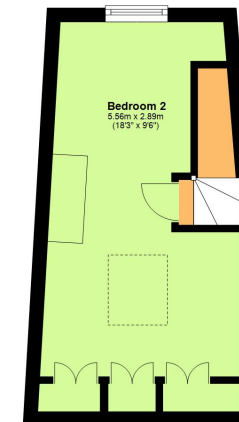
First Floor

Approx. 21.5 sq. metres (231.3 sq. feet)



Second Floor

Approx. 14.8 sq. metres (159.4 sq. feet)



Total area: approx. 69.5 sq. metres (748.5 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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