



Castles

THE RYE

Eaton Bray, Dunstable, Bedfordshire LU6 2BQ

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£650,000
(Freehold)

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A spacious two double bedroom detached chalet bungalow, beautifully positioned in the highly desirable village of Eaton Bray.



Offered to the market with NO UPPER CHAIN, this charming home provides a rare opportunity to secure a property full of character, generous space and exciting potential.

The accommodation boasts three large reception rooms including an approx. 25' conservatory with glass roof & tiled floor. The property offers a wealth of living space ideal for both entertaining and relaxing, each room is filled with natural light and thoughtfully laid out, creating a warm and welcoming environment that suits a wide range of needs and lifestyles.

The ground floor features a well-proportioned double bedroom with private access to an in-built sauna. Upstairs, the first floor bedroom has a range of fitted wardrobes & commanding views over the rear garden. The bedroom is served by a stylish and spacious four-piece family bathroom, complete with a jacuzzi bath.

The large garden has a summer house, shed & patio area with the remainder laid to lawn. To the side, a substantial approx. 30' garage provides secure storage, workshop potential and scope for conversion (S.T.P.P). The front of the home benefits from a distinctive carriage return driveway, low-level wall & lawn, offering excellent curb appeal and generous off-road parking.

Specifications

- NO UPPER CHAIN!
- 2 DOUBLE BEDROOMS
- 25' CONSERVATORY TO THE REAR
- CARRIAGE RETURN DRIVEWAY
- GENEROUS REAR GARDEN
- 4 PIECE BATHROOM w/ JACUZZI BATH
- LARGE KITCHEN
- EASY REACH OF COMMUTER ROUTES
- CLOSE TO OPEN GREEN SPACES



The beautifully maintained rear garden offers a tranquil retreat, ideal for al fresco dining, gardening, or simply soaking up the peaceful surroundings.



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.

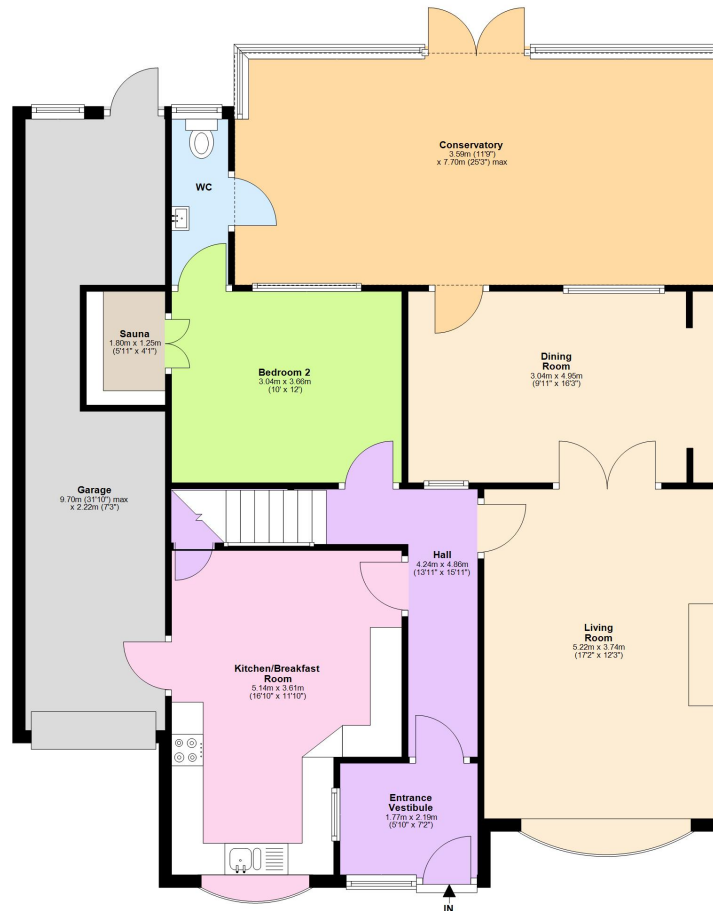
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

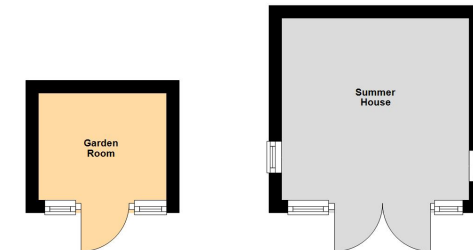
Council Tax Band: F

EPC Rating: E

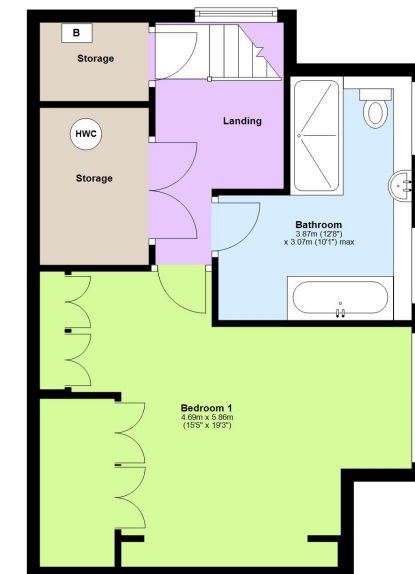
Ground Floor
Approx. 131.6 sq. metres (1416.8 sq. feet)



Outbuilding
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings, approx. 12.0 sq. metres (129.7 sq. feet)



First Floor
Approx. 47.6 sq. metres (511.9 sq. feet)



Main area: Approx. 179.2 sq. metres (1928.8 sq. feet)
Plus outbuildings, approx. 12.0 sq. metres (129.7 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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