



Castles

2 SUMMERLEYS
Edlesborough, LU6 2HR

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Offer IEO
£400,000
(Freehold)

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A well designed residence nestled in the heart of the village. This exceptional property boasts an array of features that make it the perfect home.



A well designed residence nestled in the heart of the village. This exceptional property boasts an array of features that make it the perfect home. With its prime location, spacious rooms, and delightful garden, this is an opportunity not to be missed. From the front stable door that takes you through to the hallway with access to both the lounge, kitchen and stairs rising to the first floor. Step into the cozy lounge with open fireplace and Parquet flooring which flows well into the adjacent dining room, complete with patio doors leading onto the garden, offers a seamless transition between indoor and outdoor living, with the kitchen next door it would be possible to open into a kitchen diner if preferred. The kitchen has been tastefully remodelled to provide a modern and functional space for culinary enthusiasts. Equipped with sleek appliances including an instant boiling water tap and ample storage with door onto garden.

Upstairs, you'll find two spacious double bedrooms, an additional bedroom and a stylishly refitted bathroom.

Step outside into your own private paradise—a beautifully landscaped garden featuring an artificial lawn for easy maintenance. Need a dedicated workspace or a creative sanctuary? Look no further! This property includes a versatile home office/studio with mains power, allowing you to work, create, or pursue hobbies from the comfort of your own home. Situated next to the property the driveway has parking for at least two cars and a garage.

Specifications

- 3 BEDROOMS
- 2 RECEPTIONS
- 1 BATHROOM
- SEMI DETACHED HOUSE
- GARDEN
- GARAGE
- DRIVEWAY
- VILLAGE LOCATION



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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.

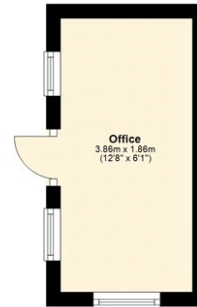
With close proximity to larger towns such as Berkhamsted, Tring, Luton, St Albans and Milton Keynes the areas around Eaton Bray mix the convenience of modern living with the benefits of semi-rural living.

Please Note:

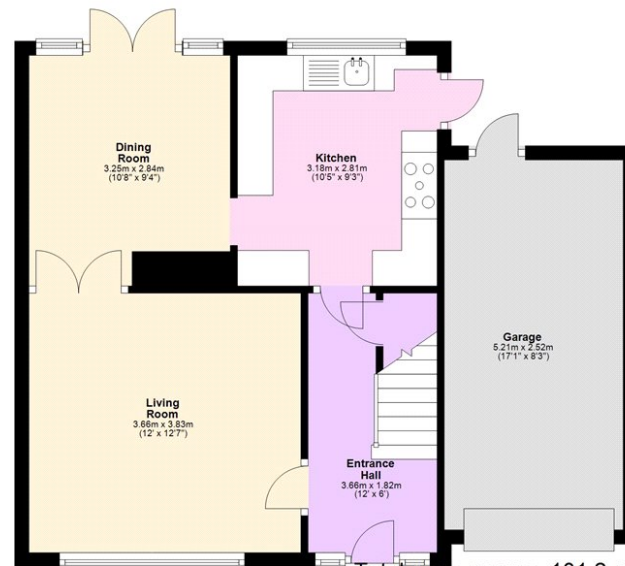
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

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

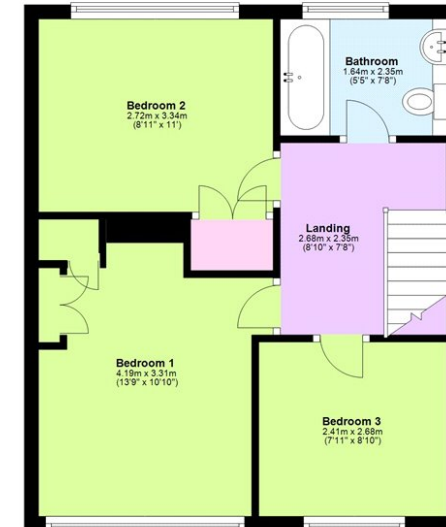
Outbuilding
Approx. 7.2 sq. metres (77.3 sq. feet)



Ground Floor
Approx. 53.8 sq. metres (578.7 sq. feet)



First Floor
Approx. 40.3 sq. metres (433.7 sq. feet)



Total area: approx. 101.2 sq. metres (1089.7 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

Tenure: Freehold
Council Tax Band: C
EPC Rating: D

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