



Castles

9 EATONGATE CLOSE  
Edlesborough, LU6 2HB



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**£520,000**  
(Freehold)

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This lovely 5 bedroom home is situated in a quiet cul de sac in Edlesborough, overlooking a green.



As you enter the home, you'll notice the semi-converted garage, accessible directly from the hallway. This versatile space can be used as an additional living area, home office, or even a playroom for the kids. The ground floor also features a conveniently positioned WC. The kitchen, offering views over the rear garden; comes complete with integrated appliances, a practical breakfast bar, and a door that provides easy access to the garden. From the kitchen, you'll find a spacious dining room with the conservatory and the sitting room on either side. The sitting room boasts a feature fireplace and large windows that allow natural light to flood the room. The staircase leads to a landing area that grants access to the bedrooms. The master bedroom benefits from an ensuite bathroom. Additionally, there are two further double bedrooms and two single bedrooms on this floor, offering ample space for family members or guests. A well-appointed family bathroom with a freestanding bath completes the accommodation on this level. Outside the property, there is parking available for three vehicles on the driveway.

## Specifications

- 5 BEDROOMS
- 3 RECEPTIONS
- 2 BATHROOMS
- DETACHED HOUSE
- GARDEN
- DRIVEWAY
- VILLAGE LOCATION





With its flexible living spaces, this property is perfect for accommodating a growing family



#### **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 Totterhoe, 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.



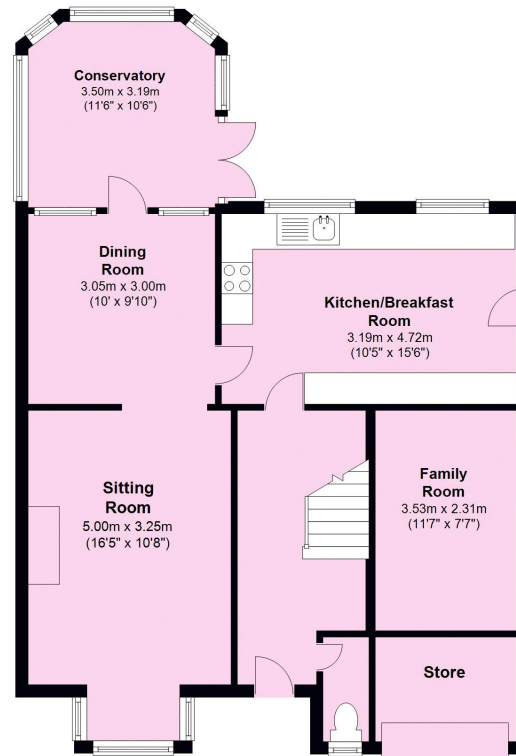
**Please Note:**

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.

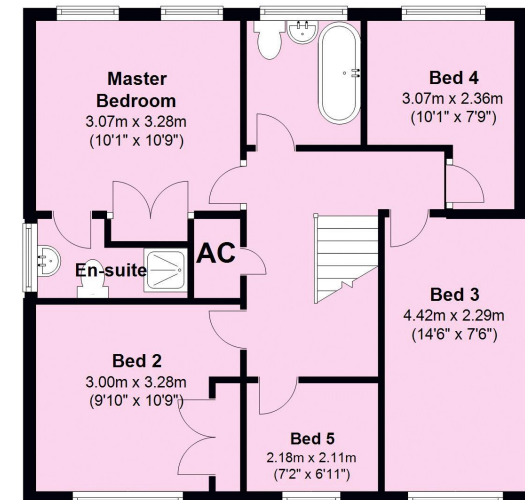
## Ground Floor

Approx. 74.5 sq. metres (801.5 sq. feet)



## First Floor

Approx. 59.7 sq. metres (642.1 sq. feet)



Total area: approx. 134.1 sq. metres (1443.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan, all measurements are approximate and the floorplan has been drawn for illustration purposes and should be used as a guide only.  
Plan produced using PlanUp.

Tenure: Freehold

Council Tax Band: E

EPC Rating: C

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**Boxmoor Office:** 33 St John's Road, Hemel Hempstead, Hertfordshire HP1 1QQ **Tel: 01442 233345**

**Eaton Bray Office:** 2a Wallace Drive, Eaton Bray, Dunstable LU6 2DF **Tel: 01525 220605**

**Kings Langley Office:** 1 High Street, Kings Langley, Hertfordshire WD4 8AB **Tel: 01923 936900**

**Associated London Office:** 121 Park Lane, Mayfair, London W1K 7QG **Tel: 020 7079 1595**

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