



Castles

RICHMOND HOUSE, RICHMOND COURT
Eaton Bray, Bedfordshire

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Asking Price
£1,150,000
(Freehold)

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Richmond House is a spectacular property boasting 3,500 square feet of beautifully updated accommodation, perfectly suited for the modern family.

 6  5  4  Double garage & Off Street

Spanning three floors, this impressive home must be seen to be truly appreciated. Positioned in the heart of Eaton Bray, it is within walking distance of the village school and park, and only minutes away from open fields, blending family living with rural life. Upon entering the property, you are greeted by the spacious entrance with wooden flooring and doors leading to all rooms. To the front of the property on the left is a good-sized study, fully fitted with a desk and storage. To the right from the hallway is an oversized dining room, which links through to the kitchen. The dual aspect lounge is again a generous room with a feature fireplace and patio doors leading to the garden. The kitchen diner is the true heart of the house, having been refitted to the highest of standards and boasting granite work surfaces, fully fitted Miele and Neff appliances, including a warming drawer and induction hob on the island, a sunken butler sink, and an integrated full-height fridge. There is space for a good-sized table with patio doors leading to the rear garden. Off the kitchen is a large utility room with space for a washing machine and tumble dryer, along with space for an American-style fridge freezer and wine fridge. From the utility room is an additional boot room with built-in storage, leading to a personal door to the floored double garage, fitted with an EV charger and electric door, which gives access to the boiler room housing the water tank and gas central heating boiler. There is also a side door to the side courtyard.

Specifications

- Impressive family home
- Over 3500 Square feet
- 6 Double Bedrooms
- High quality kitchen diner
- Oversized utility room
- Dual aspect lounge
- Oversized dining room
- Fitted study . office
- Double garage with EV charger
- Private garden
- 2 En suites
- Boot Room

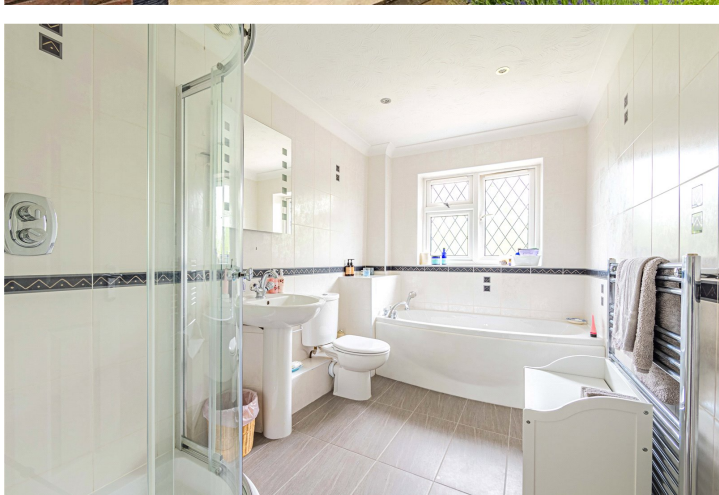
Upstairs, the impressive accommodation continues with six double bedrooms, a bathroom, a shower room, and two en suites. There are four bedrooms on the first floor, including the master suite with a refitted four-piece en suite and walk-in wardrobe. Bedroom two offers a unique opportunity to create a separate space with a generous double bedroom leading to an additional room, currently used as an additional sitting room/playroom, with an en suite, offering the chance to create an annex space for multi-generational living. The floor is completed by a four-piece family bathroom. On the top floor are two further double bedrooms, both with skylights, and a well-presented shower room. From the top floor, you have views over towards Dunstable Downs.

Viewing is essential to fully appreciate this impressive home.

To the rear of the property, the private, mature landscaped gardens give you a real feeling of space and calm. The lawn is split with a meandering path leading to the rear shingled area and shed hidden under a walnut tree. The main patio area, accessed from the patio doors of both the kitchen and lounge, is laid with Raj green Indian sandstone and features a built-in covered BBQ and entertainment area. There is a further courtyard patio area to the far side, perfect for hiding washing lines and bins, and it could house a further shed or workshop.







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: G

EPC Rating: C



Total area: approx. 333.0 sq. metres (3684.0 sq. feet)
This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

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