



Castles

SPARROW HALL COTTAGES  
Leighton Road, Edlesborough, LU6 2ES

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£1,450,000  
(Freehold)

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Sparrow Hall Cottage is situated on the edge of Edlesborough sitting within sight of the 'church on the hill' and boasts an impressive nearly 3000 square foot



This stunning property has additional outbuildings, garaging and purpose built office. Starting as a period property this impressive family home has been developed over the course of time offering the perfect blend of character and modern family living space.

The 10 acres is fully accessible via vehicle and is split into 2 parts with approximately 4 acres being access directly off the back of the property with a golf hole and lots of open flat space to be enjoyed.

Beyond the further 6 acres which is all fully enclosed and has the river Ozel running along part of the boundary offers a peaceful and calm wild garden but could easily be transformed into a number of other options.

## Specifications

6 BEDROOMS  
2 RECEPTION ROOMS  
3 BATHROOMS  
DETACHED HOUSE  
GARDEN  
LAND WITH  
OUTBUILDINGS  
SWIMMING POOL  
GARAGE

Downstairs the property has clearly defined areas yet offers tremendously flexible accommodation to suit a mixture of households. From the entrance hall there is a W.C and utility room, beyond is a great sized bedroom suite with room for a sofa and benefiting from a recently added en suite creating huge potential for multi generational living. An additional bedroom is off the hallway but has the opportunity to be used as additional reception space. Into the original cottage it oozes character with fireplaces in the sitting room and study space. Although extended the property flows beautifully into generous dining room and refitted kitchen diner with impressive island and patio doors into the formal gardens.

To side of the property is a fully refurbished swimming pool with new pump, filter and has been re tiled to create a little oasis

Upstairs the 3 original bedrooms are serviced by a well appointed shower room and separate w.c, and we move back into the extended part the master suite opens up beautifully with en suite and Juliet balcony looking over the garden. Externally the property comes into it's own with 2 newly built double garages, sizeable work shop, external office / studio space, formal kennels which now house goats and chickens!







### 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: E



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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