



Castles

WALLACE DRIVE  
Eaton Bray, LU6 2DF

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£735,000  
(Freehold)

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This stunning four double bedroom family home is located in the highly sought-after area of Eaton Bray



Upon entering, you are welcomed by a spacious entrance hall leading to a generous sitting room filled with an abundance of natural light, thanks to the French doors and large windows offering dual aspect views of the front and rear garden. The sitting room features a coal fireplace as its centrepiece. This room captures the essence of indoor-outdoor living. The newly fitted kitchen is a true highlight, boasting modern design and integrated appliances. A walk-in larder provides ample storage space, ensuring your culinary needs are met. Adjacent to the kitchen is a convenient utility room with a doorway leading out to an enclosed courtyard. In addition to the kitchen, a breakfast room/diner offers a bright and airy space for enjoying family meals. The dining experience can be further extended by the impressive extended dining room, with wooden ceiling beams and vaulted ceilings. With its versatile layout, this room could also serve as an additional bedroom, providing flexible accommodation options to suit your needs. Upstairs, the master bedroom, complete with an ensuite bathroom and built-in wardrobes. Three additional well-appointed double bedrooms and a family bathroom complete this floor, providing ample accommodation throughout. The rear garden with a mature treeline boarding the boundary line ensures privacy. A sun deck overlooks a stream and a pagoda, and summerhouse add a touch of charm and versatility to the outdoor area. Parking will never be a concern, as the property benefits from a driveway that offers multiple parking spaces, as well as a double garage.

## Specifications

- 4 BEDROOMS
- 2 RECEPTIONS
- 2 BATHROOMS
- DETACHED HOUSE
- GARDEN
- DOUBLE GARAGE
- DRIVEWAY
- VILLAGE LOCATION



Recently refurbished to the highest standard, it seamlessly blends its original layout with a wrap-around extension



#### **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: D

**Ground Floor**

Approx. 142.3 sq. metres (1531.3 sq. feet)



**First Floor**

Approx. 72.7 sq. metres (782.3 sq. feet)



Total area: approx. 214.9 sq. metres (2313.6 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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