



Castles

WREN WALK
Edlesborough, Buckinghamshire

WREN WALK

Edlesborough, Buckinghamshire

Offers IEO
£760,000
(Freehold)

Castles



Castles are delighted to welcome to the market this exceptional, extended five-bedroom detached family home located in the charming village of Edlesborough.



The recently refitted L-shape kitchen diner is undoubtedly the heart of the home. Cleverly designed with an island that features a breakfast bar and luxurious worksurfaces as well as integrated appliances and under floor heating. Two sets of French doors open onto the rear garden. Additionally, a separate utility room with access to the side of the property with personal door to garage beyond. To the front of the property, the sitting room, with bay window and fireplace offer a cozy separate space. The downstairs accommodation is concluded with a WC.

The first floor of this home offers four spacious bedrooms, one of which has an en-suite bathroom, along with a family bathroom. A discreet staircase provides access to the second floor where the loft has been converted, with full head height, creating an oversized double bedroom with its own ensuite. This grand space with velux triple roof balcony is light and bright and offers tremendous flexibility as a master bedroom or guest bedroom.

The wide rear garden which is mainly to lawn is Southeast facing. There is side access on both sides of the house and there is a substantial shed in the far corner. An extensive block paved driveway provides extensive parking for multiple vehicles and includes a garage with electric charging point.

Don't miss the opportunity to make this dream property your forever home.

Specifications

- Situated in the heart of Edlesborough
- Extended five bedroom home
- Refurbished throughout
- New windows and doors throughout
- Refitted kitchen and utility room with under floor heating
- Master suite with ensuite and Velux balcony windows
- Southeast facing rear garden
- Driveway parking for multiple vehicles



This remarkable home offers a blend of luxury, comfort, and convenience.



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.

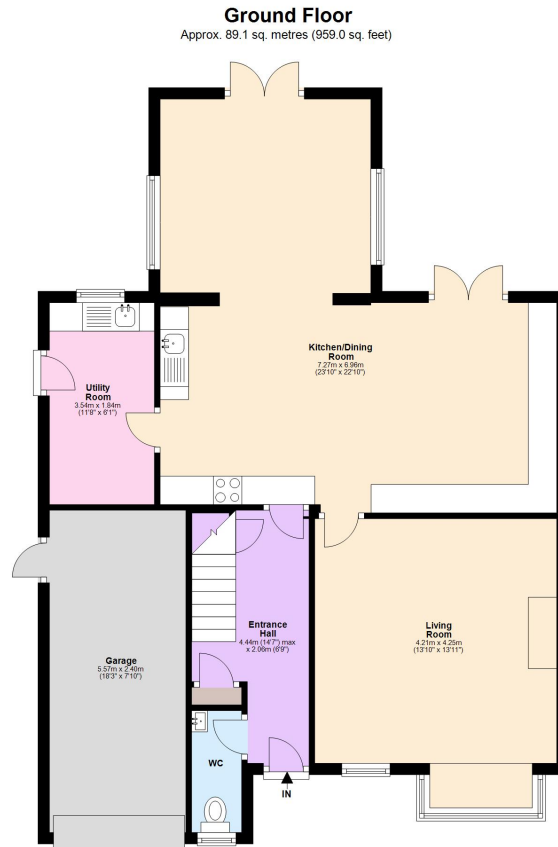
With close proximity to larger towns such as Berkhamsted, Tring, Luton, St Albans and Milton Keynes the areas around Eaton Bray mix the convenience of modern living with the benefits of semi-rural living.

Please Note:

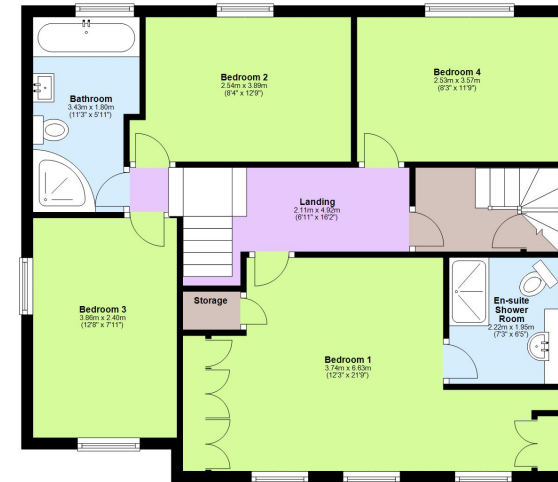
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

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

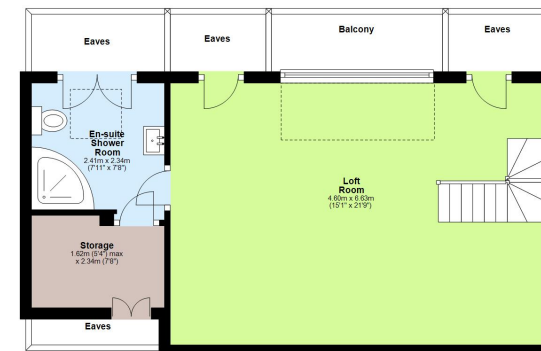
Tenure: Freehold
Council Tax Band: G
EPC Rating: C



First Floor
Approx. 71.4 sq. metres (768.8 sq. feet)



Second Floor
Approx. 40.1 sq. metres (431.3 sq. feet)



Total area: approx. 200.6 sq. metres (2159.1 sq. feet)

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

Berkhamsted Office: 148 High Street, Berkhamsted, Hertfordshire HP4 3AT **Tel: 01442 865252**
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**

www.castlestateagents.co.uk



Castles