



Castles

COOKS MEADOW
Edlesborough, Buckinghamshire

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Asking
Price
£620,000
(Freehold)

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Situated in the heart of Edlesborough, this well-proportioned 4-bedroom detached family home offers an open aspect to the rear with views of the village green and the Chiltern Hills beyond.



The property is situated on a corner plot and enjoys a larger than average rear garden for a house in this location. The garden is quite private, with a wall on one side and numerous mature trees on the boundaries with the neighbouring properties. The detached double garage is situated at the rear of the property, this gives the advantage of the house itself utilising the whole ground floor as living accommodation rather than sharing the ground floor with an integral garage. The driveway in front of the garage offers further off-street parking and has a gate giving access to the rear garden. The positives are not limited to the external features as this detached family home offers well-balanced accommodation throughout. Upon entering the front door, the entrance hall leads into a good-sized reception room on the left, currently being used as a study but it is a room that could also be used as a playroom or family room. The kitchen is on the right of the hallway as is the refitted downstairs cloakroom. The kitchen has a side access door which leads to both the rear garden and the front garden via an external side gate. The property currently has the kitchen, dining room and lounge set up as separate rooms, however the kitchen offers tremendous scope to knock through to the dining room at the rear which would create a sizeable open plan kitchen diner. The good-sized lounge is situated at the end of the hallway with patio doors leading out onto the garden and double doors into the dining room. The open view from the lounge that comes with this corner property looks out over the rear walled garden and towards the Chilterns. Upstairs there is a good sized refitted family bathroom and four bedrooms, one of which has an en-suite and fitted wardrobes.

Specifications

- No upper chain
- Detached family home
- Double garage
- Scope to remodel if desired
- 4 Bedrooms
- Study
- Kitchen
- Dining room
- Lounge
- Fantastic location



The property is marketed with no upper chain and makes the perfect family home.



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.

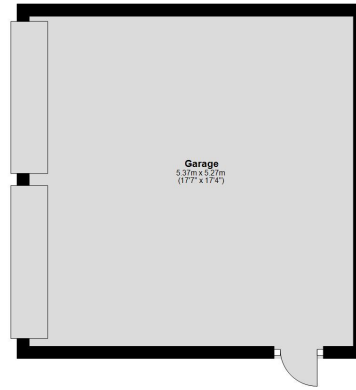
All offer the benefits of a semi-rural environment with close proximity to a wide range of facilities. There are many areas of natural beauty and open spaces such as the Dunstable Downs and Gateway Centre and Mead Open Farm.

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:

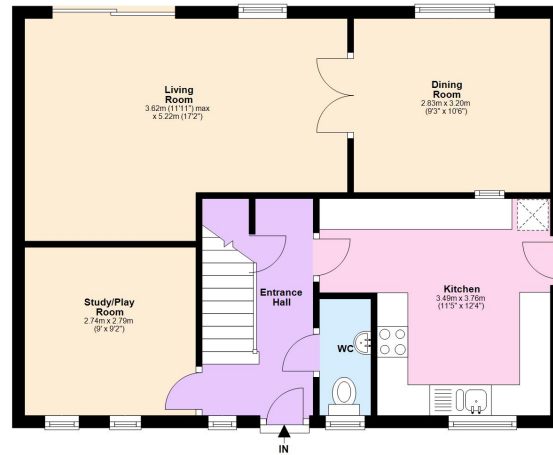
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

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



Ground Floor

Main area: approx. 55.2 sq. metres (593.7 sq. feet)
Plus outbuildings, approx. 28.3 sq. metres (304.6 sq. feet)



Tenure: Freehold
Council Tax Band: F
EPC Rating: D

First Floor

Approx. 57.5 sq. metres (619.0 sq. feet)



Main area: Approx. 112.7 sq. metres (1212.7 sq. feet)
Plus outbuildings, approx. 28.3 sq. metres (304.6 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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