



Castles

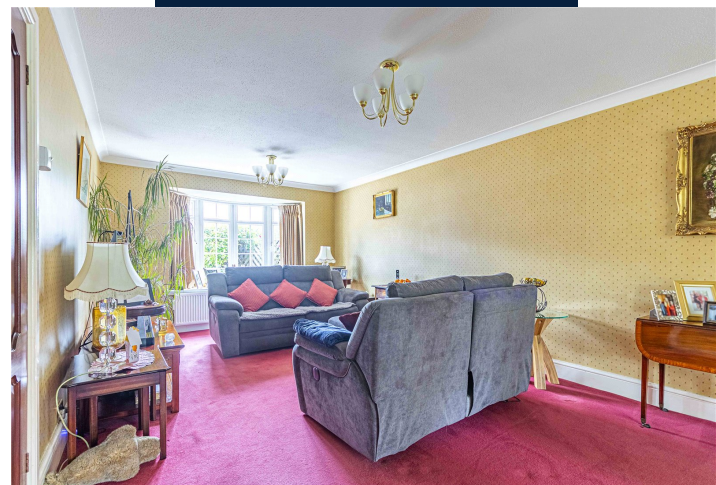
St Marys Glebe
Edlesborough, Buckinghamshire

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**Asking
Price**
£725,000
(Freehold)

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Castles are delighted to bring to the market this spacious detached family home situated in a quiet cul-de-sac, in the heart of Edlesborough village.



This home features a welcoming hallway that immediately conveys the spaciousness found throughout the property, with convenient access to all ground floor rooms. To the left, you'll find a dual aspect sitting room, enhanced by a bay window at the front and French doors at the rear, leading into a large garden room. This garden room, with its views of the rear garden, offers additional flexible living space. Continuing from the sitting room, the dining room is a bright, generously sized area that benefits from natural light through its front-facing windows. The ground floor is complete with a well-appointed kitchen, offering easy access to both the garden and access to the side of the property as well as a door leading into the garage. Lastly, there is a WC at the end of the hallway.

Upstairs, the spaciousness continues with five well-proportioned bedrooms and a family bathroom. There is a great opportunity to create a generously sized master suite (STPP).

The private rear garden is a true highlight of the property, with mature trees and flower beds, a patio area and shed in the corner.

The area offers a wide range of local shops and cafes to support services including doctors, dentists and several schools for children of all ages. These include two primary schools with pre-school facilities as well as secondary schools – with the area falling within the catchment of Buckinghamshire's grammar school system.

Specifications

- Located in Edlesborough village in quiet cul-de-sac
- 5 bedroom, extended family home
- Substantial garden room
- Generous rear garden
- Parking for multiple vehicles
- Garage



Completing this exceptional offering is driveway parking leading to the garage, providing ample space for vehicles and storage.



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.

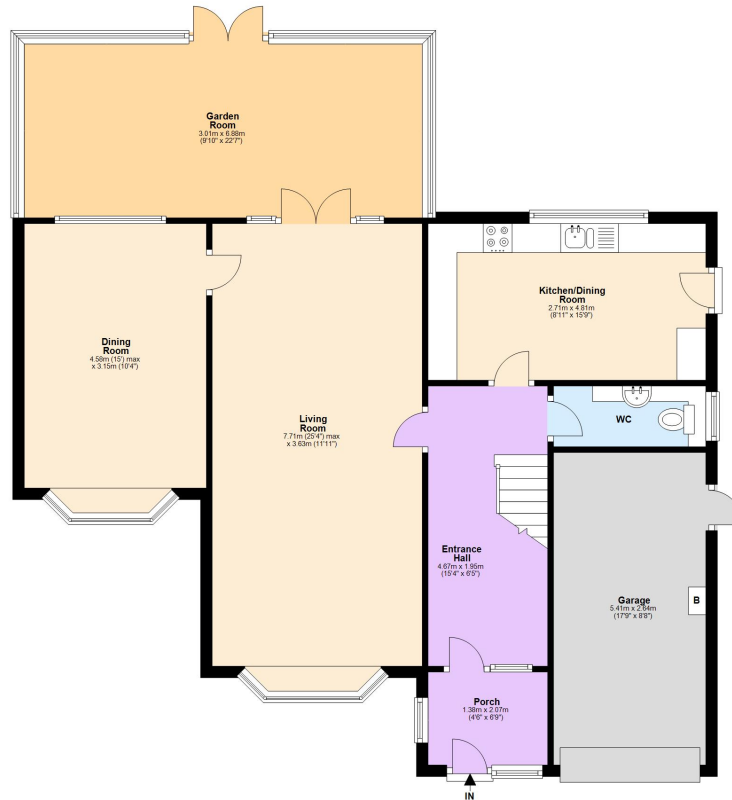
Please Note:

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

Approx. 109.3 sq. metres (1176.2 sq. feet)



First Floor

Approx. 74.9 sq. metres (805.9 sq. feet)



Tenure: Freehold

Council Tax Band: G

EPC Rating: D

Total area: approx. 184.1 sq. metres (1982.1 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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