



Castles

THE ORCHARDS
Eaton Bray, Bedfordshire

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Asking
Price
£750,000
(Freehold)

Castles



Situated on one of Eaton Brays most sort after roads 'The Orchards' this adapted detached family home offers more than originally meets the eye.



The size accommodation matched with the condition of the home really offers everything needed from a modern family home. Downstairs you are struck by the size of the property upon entry to the entrance hall. From here is the oversized dining room with double doors leading to the generous lounge with fireplace and patio doors out to the rear garden. The kitchen fully fit with induction hob and Neff eye level oven, well proportioned utility room and W.C complete the floor. Upstairs the accommodation gets even more impressive with 2 oversized bedrooms both creating suite style space with built in wardrobes and en suites to both. The 4 piece family bathroom services bedrooms 3 and 4.

Specifications

- Fantastic family home
- Tremendous space
- 4 bedrooms
- 3 Bathrooms
- Lounge with fireplace
- Dining room
- Kitchen
- Utility



Externally the rear garden is larger than average for the development and the property enjoys driveway parking and a garage



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.

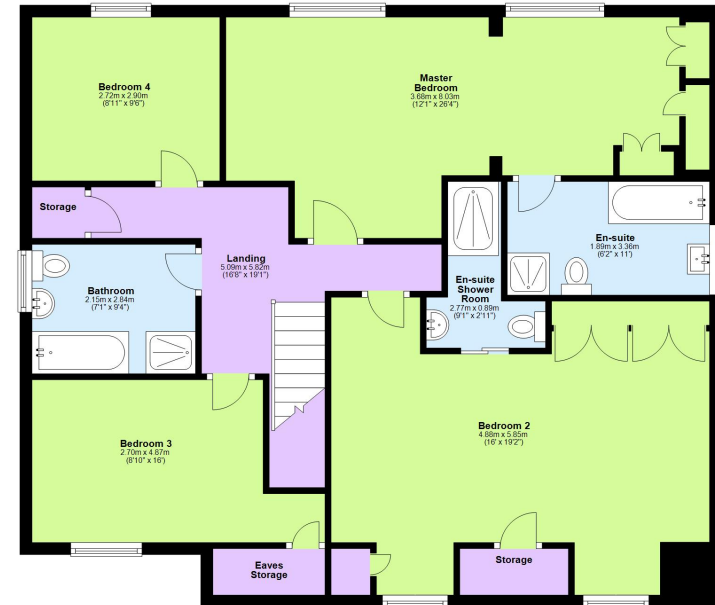
Ground Floor

Approx. 108.8 sq. metres (1171.6 sq. feet)



First Floor

Approx. 105.1 sq. metres (1131.4 sq. feet)



Tenure: Freehold

Council Tax Band: G

EPC Rating: D

Total area: approx. 214.0 sq. metres (2303.1 sq. feet)

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

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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