



Castles

CANTILUPE CLOSE
Eaton Bray, Bedfordshire

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Asking
Price
£415,000
(Freehold)

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Tucked away at the bottom of a Cul De Sac this 3 bedroom linked detached home is the perfect blend of a quiet position yet within easy reach of the village school, park and pub.



The property benefits from a W.C, kitchen diner with a double opening to the lounge which boasts a log burner and patio doors to the rear garden.

Upstairs the well balanced rooms, 1 of which have built in wardrobes are serviced by a family bathroom.

Viewing is highly recommended.

Specifications

- 3 bedroom
- Link detached
- Kitchen diner
- W.C
- Garage
- Driveway
- Cul de Sac location



Externally the property enjoys a well proportioned rear garden, driveway parking and 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.

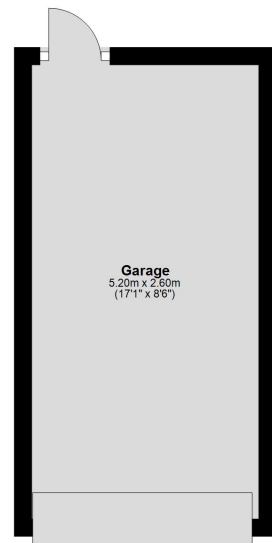
With close proximity to larger towns such as Berkhamsted, Tring, Luton, St Albans and Milton Keynes the areas around Eaton Bray mix the convenience of modern living with the benefits of semi-rural living.

Please Note:

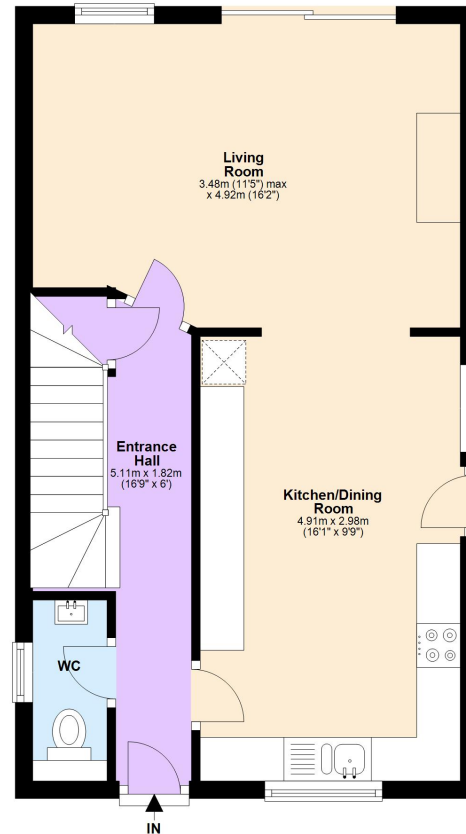
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

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

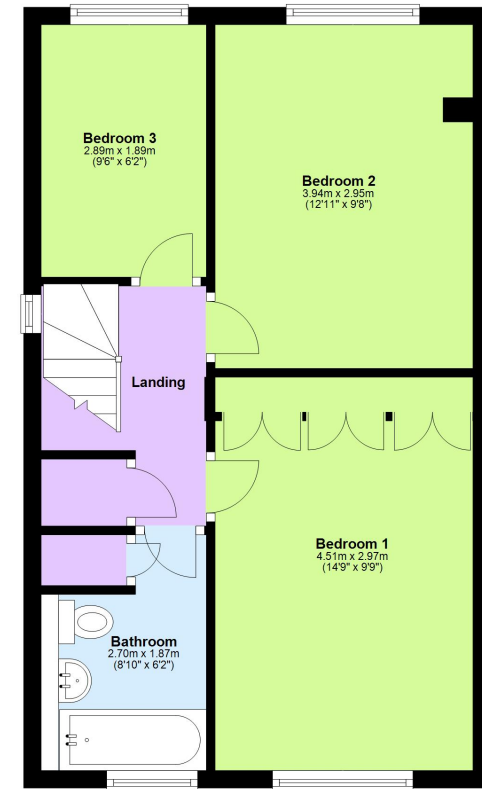
Outbuilding
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings, approx. 13.5 sq. metres (145.5 sq. feet)



Ground Floor
Approx. 41.9 sq. metres (451.3 sq. feet)



First Floor
Approx. 42.3 sq. metres (455.0 sq. feet)



Main area: Approx. 84.2 sq. metres (906.3 sq. feet)
Plus outbuildings, approx. 13.5 sq. metres (145.5 sq. feet)

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

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

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