



Castles

ROEBUCK MEWS  
Eaton Bray, LU6 2FN



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**£425,000**  
(Freehold)

Castles



Castle Estate Agents are delighted to bring to the market this modern townhouse built in 2015 to a high standard.



The property offers trendy open-plan layout to the ground floor with a separate cloakroom/WC, four good sized bedrooms split over two floors and a bathroom to the first floor. The second floor is given over to a master bedroom with a dual aspect and an en-suite shower room. There is a low maintenance rear garden, integral garage with scope to create additional living space (STPP) and driveway parking.

Eaton Bray is a Bedfordshire village, a semi-rural area which extends into the sister village of Edlesborough on the Buckinghamshire border. A thriving community with a village High Street offering a village store, butchers serving local produce, hairdressers and beauty room. The village also boasts of a welcoming village public house, a Chinese takeaway/fish & chips and an award winning Indian restaurant.

## Specifications

4 BEDROOMS  
1 RECEPTION ROOM  
2 BATHROOMS  
TERRACED HOUSE  
GARDEN  
DRIVEWAY  
GARAGE  
VILLAGE LOCATION





The property is situated in a small development of only 6 homes



#### 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.

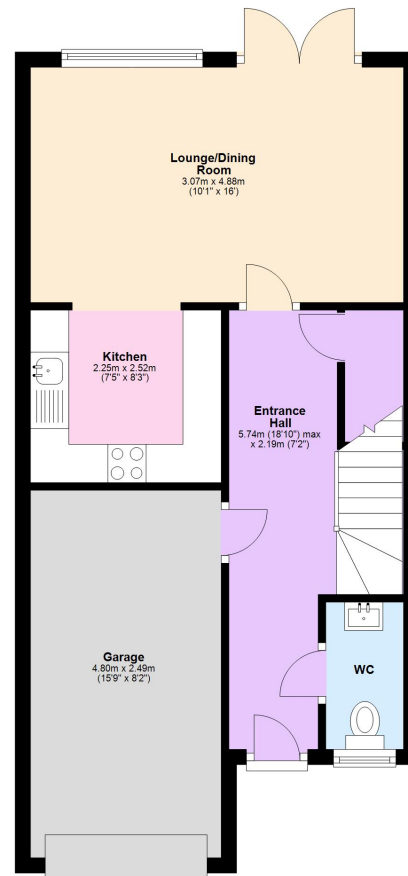
**Tenure:** Freehold

**Council Tax Band:** D

**EPC Rating:** B

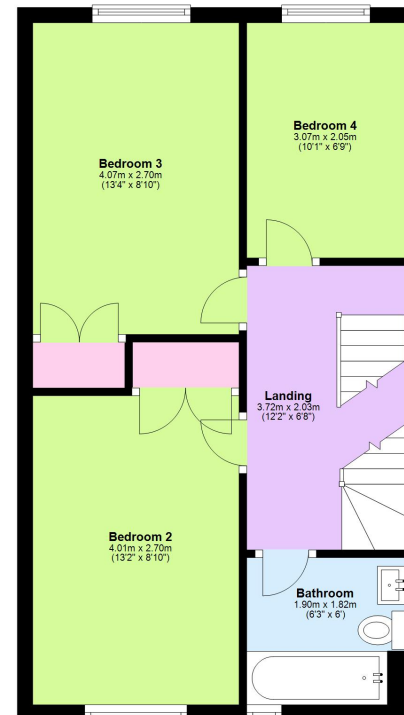
### Ground Floor

Approx. 46.4 sq. metres (499.7 sq. feet)



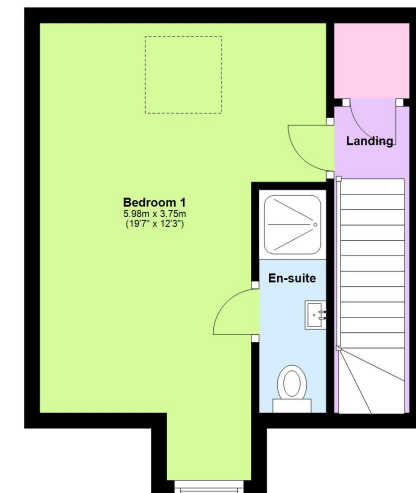
### First Floor

Approx. 42.6 sq. metres (458.3 sq. feet)



### Second Floor

Approx. 25.2 sq. metres (271.5 sq. feet)



**Total area:** approx. 114.2 sq. metres (1229.5 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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