



Castles

SAFFRON RISE
Eaton Bray, Bedfordshire

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IOE
£365,000
(Freehold)

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Situated in the heart of Eaton Bray, this three bedroom family home offers well balanced accommodation throughout.



You are greeted by a spacious hallway off which you will find a modern kitchen with integrated appliances and a breakfast bar. The substantial sitting room/dining room and conservatory are situated to the rear of the property and provide views over the garden. The conservatory has been transformed into a functional office space. Completing this floor is a WC.

Ascending the stairs there are two double bedrooms with built in storage, whilst the third bedroom overlooks the rear garden. The family bathroom has a bath and overhead shower, and this too has been updated.

The property has a separate garage and a parking space to the rear of the property and there is additional parking available to the front of the property.

Specifications

- Centrally within Eaton Bray
- Three bedrooms
- Kitchen / breakfast room
- Living room / Dining
- Downstairs cloakroom
- Conservatory
- South facing rear garden
- Garage in block to the rear of the property with additional parking space



The low maintenance garden is mainly astro turf with a patio area positioned to catch the afternoon sun.



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.

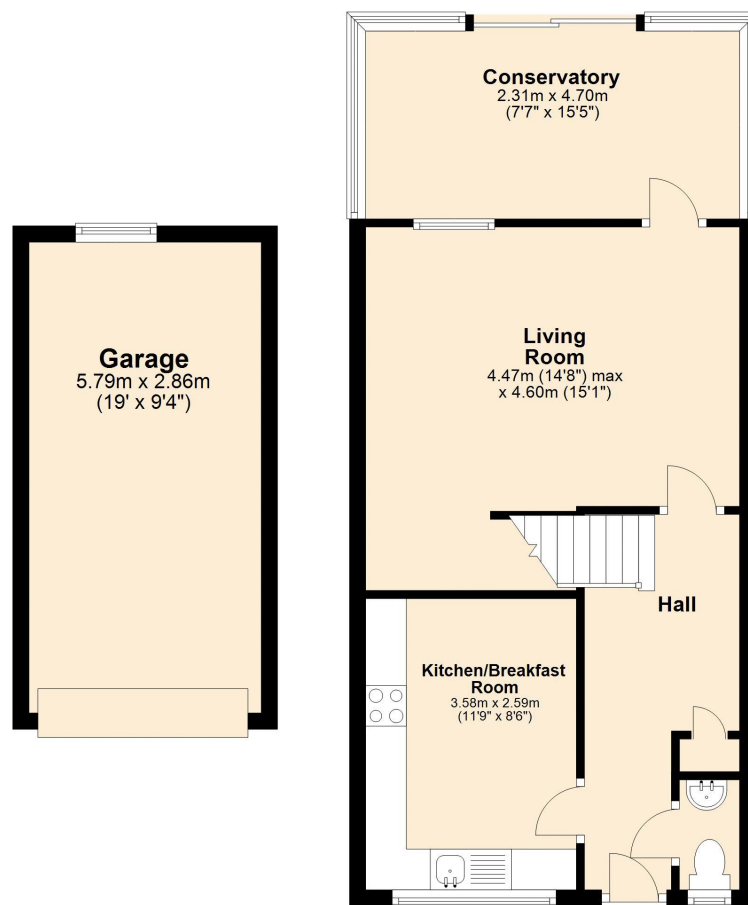
Tenure: Freehold

Council Tax Band: D

EPC Rating: C

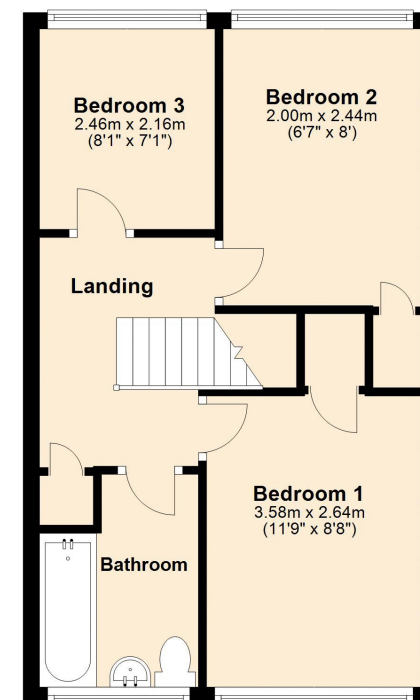
Ground Floor

Approx. 65.3 sq. metres (703.2 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.5 sq. feet)



Total area: approx. 102.8 sq. metres (1106.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan, all measurements are approximate and the floorplan has been drawn for illustration purposes and should be used as a guide only.
Plan produced using PlanUp.

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