



Castles

Pebblemoor
Edlesborough, LU6 2HZ

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£750,000
(Freehold)

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This impressive Four Bedroom Detached Home presents a rare opportunity to live in the heart of Edlesborough village.

 4  4  2  Off Street Parking and Double Garage

On entering the property, the spacious Entrance Hall provides direct access to the Sitting Room and seamlessly flows to the Kitchen, Dining Room and Orangery.

The Sitting room is of particular note; double aspect views and a floor to ceiling bay window creates a light and bright space, whilst providing stunning views. For convenient access, a glass door opens to the Rear Garden. The exposed brick fireplace is the focal point and adds a feeling of warmth to the room.

The Kitchen with granite work surfaces, soft-close drawers and integrated appliances has been recently refitted and has been designed with functionality in mind, whilst effortlessly connecting the oversized Utility Room and allowing access via a door to the side of the property.

One of the most remarkable areas of this property is the Orangery with impressive vaulted ceilings and expansive views overlooking the Rear Garden and the Edlesborough Green beyond. Sweeping round into the Dining Room, this space is ideal for hosting gatherings. Completing this floor, you will find an Office as well as a WC.

Specifications

- Extended family home
- Prime village location
- 4 balanced bedrooms
- En suite to master
- Refitted wet room
- Refitted kitchen
- Orangery
- Double garage
- Driveway for multiple vehicles

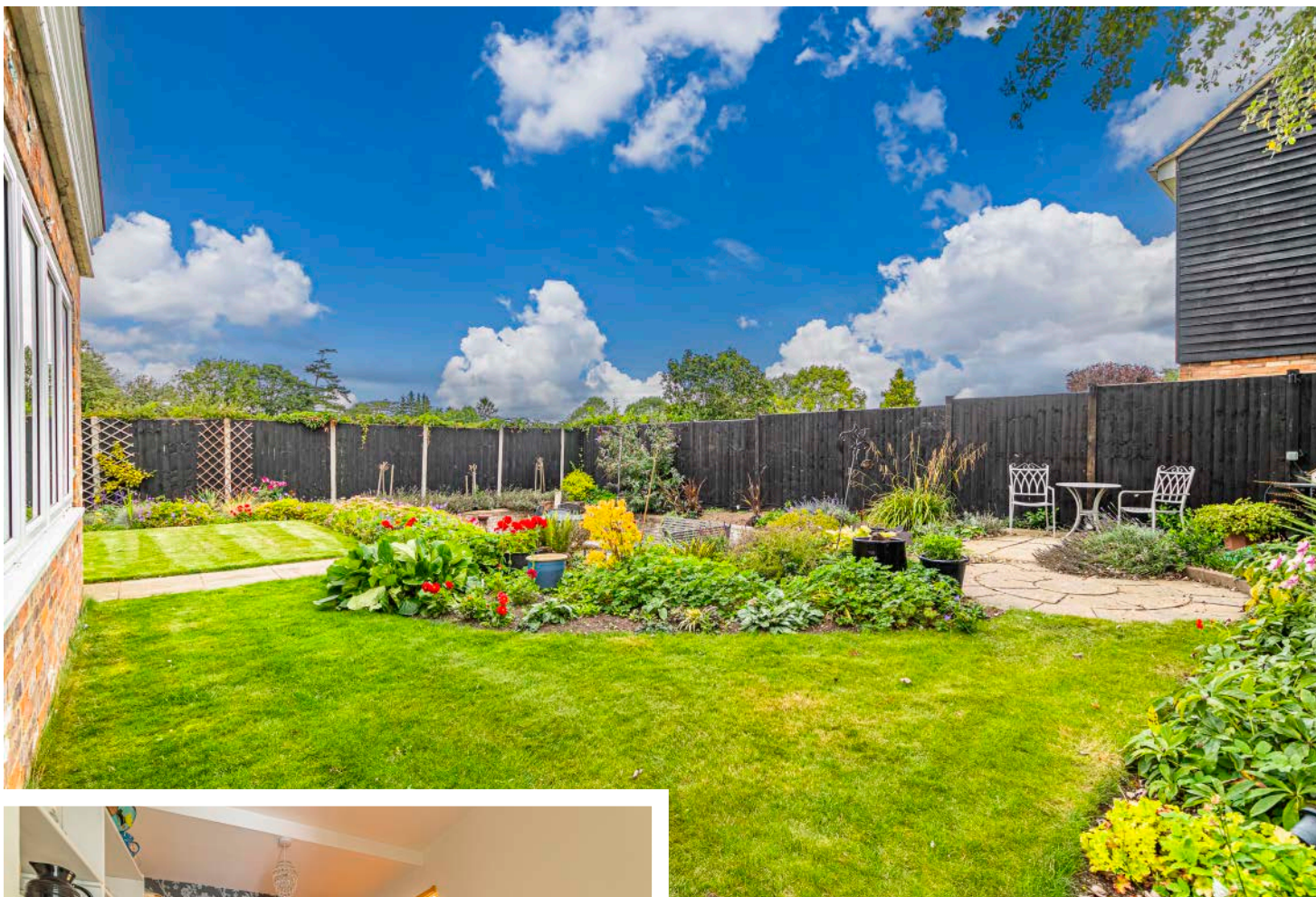
Ascending the stairs to the first floor, there are further views showcasing The Green and the pavilion, whilst the landing offers access to Four Double Bedrooms. The generously proportioned Master Suite, complete with en-suite Bathroom, has substantial built in wardrobes. Bedroom Two is positioned at the front of the property whilst Bedrooms Three and Four are positioned to the rear. The stylish Family Bathroom has been re-fitted as a Wet Room and has a double wash hand basin and heated towel rail.

This property boasts an Orangery with impressive vaulted ceilings and expansive views overlooking the rear garden

Outside, the Rear Garden has been thoughtfully presented with a Patio area within the sunken Garden, once home to a swimming pool. Side access through a courtesy door leads to the Double Garage and the front of the property. The private Front Garden, with shingled Driveway, boasts parking for multiple vehicles, as well as a Double Garage. Only a few yards away, down the pedestrian pathway there is an entrance to The Green itself.







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:

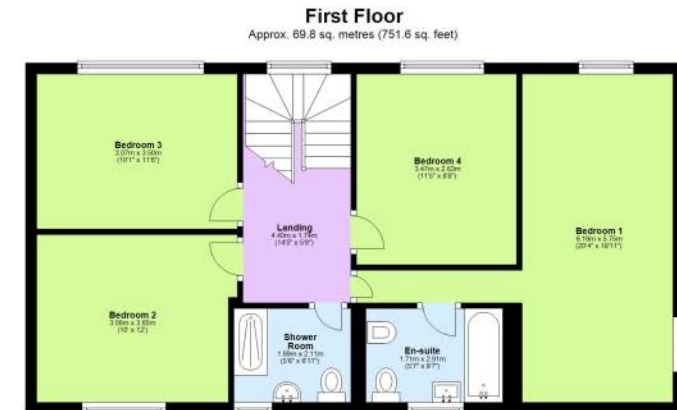
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

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

Tenure: Freehold

Council Tax Band: F

EPC Rating: D



Total area: approx. 210.3 sq. metres (2263.9 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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