



Castles

THE RYE
Eaton Bray, LU6 2BQ

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Offers IEO
£800,000
(Freehold)

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Nestled on a highly sought-after road in Eaton Bray, this detached chalet bungalow has been meticulously extended and refurbished



On entering the property, the generous hallway provides access to various rooms throughout the property. Double glass doors open into a bright and elegant dining room, offering views of the front garden, the perfect space for family gatherings. Adjacent to the dining room is a versatile room that can be used as an additional bedroom, playroom or flexible living space, complete with a beautiful en-suite bathroom. At the end of the entrance hall, you'll discover a generously sized family bathroom boasting its own bath and shower facilities. The heart of this remarkable home is the sitting room, designed to impress with its surround sound system and a log burner. Two sets of double glass sliding doors open to reveal views of the beautiful rear garden, seamlessly blending indoor and outdoor living. Tucked discreetly off the sitting room is a private office providing a quiet area. The kitchen is thoughtfully designed with functionality in mind. The kitchen featuring integrated appliances as well as a practical breakfast bar along with space for a dining table. The kitchen also benefits from a generous utility room with built-in cupboards and direct access to the garage, which houses the Mega Flow tank.

Rising to the first floor, the master bedroom awaits, with a floor-to-ceiling window overlooking the garden and fields beyond, as well as built-in storage, and a skylight positioned above the bed. The master bedroom also boasts a well-appointed en-suite bathroom. Bedroom two is a generous double room with dual aspect views, complemented by its own en-suite bathroom featuring a skylight. Bedroom three offers dual aspect views and convenient storage in the eaves.

The rear garden is predominantly laid to lawn with a suntrap patio tucked away in the corner. The paved driveway provides a grand approach to the property and leads to the garage, and additional parking space for multiple vehicles.

Specifications

4 BEDROOMS
4 RECEPTIONS
4 BATHROOMS
DETACHED BUNGALOW
GARDEN
GARAGE
DRIVEWAY
VILLAGE LOCATION



Setting a benchmark for contemporary modern living - this property has no upper chain



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. 148.1 sq. metres (1593.9 sq. feet)



First Floor
Approx. 64.2 sq. metres (691.5 sq. feet)



Tenure: Freehold
Council Tax Band: F
EPC Rating: C

Total area: approx. 212.3 sq. metres (2285.5 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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