



Castles

MANOR ROAD
Cheddington, LU7 0RW

MANOR ROAD
Cheddington, LU7 0RW

Guide Price
£460,000
(Freehold)

Castles



A well presented and extended Three Bedroom Semi Detached family home.



With an expansive open plan kitchen/diner area, along with three good sized bedrooms, this home is a wonderful blend of modern living accommodation.

Entering the property, the lounge with feature fireplace and solid wooden flooring leads into the light, bright and spacious kitchen diner. Fitted with integrated appliances and double butler sinks, the kitchen is a well thought out and designed space and offers views of the beautiful garden beyond. A large sky light in the dining room allows maximum natural light into the room, with bifold doors opening onto the rear garden which is mainly laid to lawn. Positioned on the far side of the garden is a summerhouse offering opportunity for work from home space or garden living. Downstairs also benefits from a W.C.

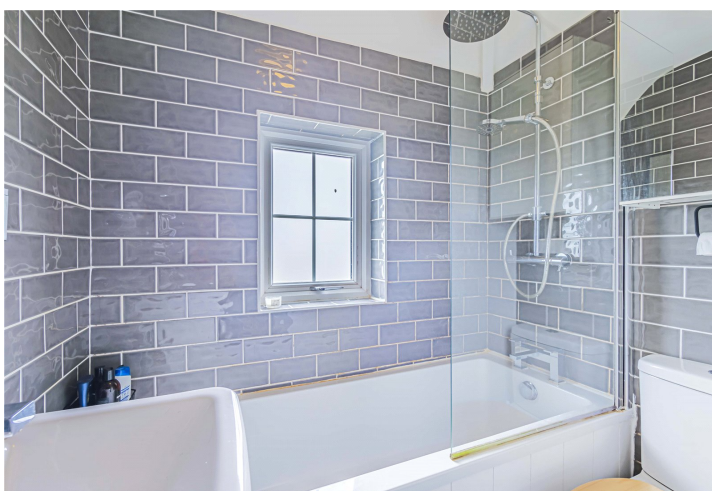
Upstairs, the three double bedrooms are serviced by a fully fitted family bathroom. Externally, the front of the property has a driveway parking and side access to the rear garden.

Specifications

3 BEDROOMS
2 RECEPTIONS
1 BATHROOM
SEMI DETACHED HOUSE
GARDEN
DRIVEWAY
SUMMER HOUSE
VILLAGE LOCATION



Located in the pretty sought after village of Cheddington in Buckinghamshire.



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.

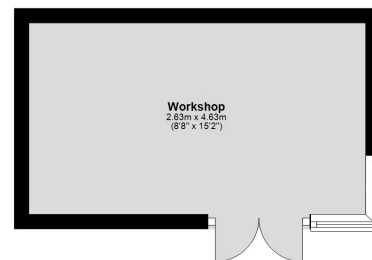
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

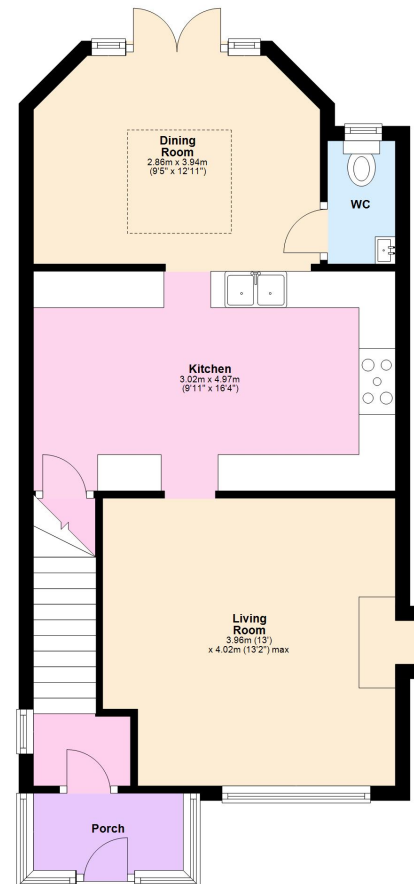
Council Tax Band: C

EPC Rating: C

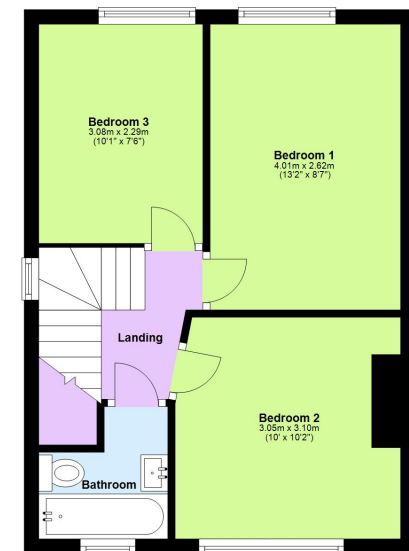
Outbuilding
Approx. 12.2 sq. metres (131.1 sq. feet)



Ground Floor
Approx. 50.3 sq. metres (541.6 sq. feet)



First Floor
Approx. 35.6 sq. metres (383.6 sq. feet)



Total area: approx. 98.1 sq. metres (1056.3 sq. feet)

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

Berkhamsted Office: 148 High Street, Berkhamsted, Hertfordshire HP4 3AT **Tel: 01442 865252**

Boxmoor Office: 33 St John's Road, Hemel Hempstead, Hertfordshire HP1 1QQ **Tel: 01442 233345**

Eaton Bray Office: 2a Wallace Drive, Eaton Bray, Dunstable LU6 2DF **Tel: 01525 220605**

Kings Langley Office: 1 High Street, Kings Langley, Hertfordshire WD4 8AB **Tel: 01923 936900**

Associated London Office: 121 Park Lane, Mayfair, London W1K 7QG **Tel: 020 7079 1595**

www.castlestateagents.co.uk



Castles