



Castles

61 SUMMERLEYS
Edlesborough, LU6 2HR

61 SUMMERLEYS

Edlesborough, LU6 2HR

£442,500
(Freehold)

Castles



Introducing an exquisite and charming extended 3 double bedroom cottage, boasting an array of delightful features.



The spacious lounge beckons you with its inviting atmosphere, enhanced by an inset gas stove and an exposed brick surround, creating a cozy ambiance for relaxation and warmth during the colder months. Adjacent to the lounge, you'll find a generously sized dining room which offers tremendous flexibility and offers scope to be used as other family room. The kitchen/breakfast room is great space complete with a charming butler sink, ample space for a table, and patio doors that open onto the south facing garden, seamlessly blending indoor and outdoor living. A utility room, featuring a stable door leading to the side of the property and a downstairs toilet completes the ground floor layout.

The first floor the landing guides you to three spacious double bedrooms, 1 with dual aspect and a shower. The four-piece family bathroom, features a luxurious ball and claw bath and a separate shower cubicle.

A shingled driveway to front and side accommodates multiple vehicles with ease. The generous rear garden is adorned with mature shrubs and a substantial lawn. Furthermore, there is potential to extend the property to the side or rear, subject to planning permissions.

Specifications

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



Nestled in the heart of Edlesborough yet with open countryside on your doorstep!



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.

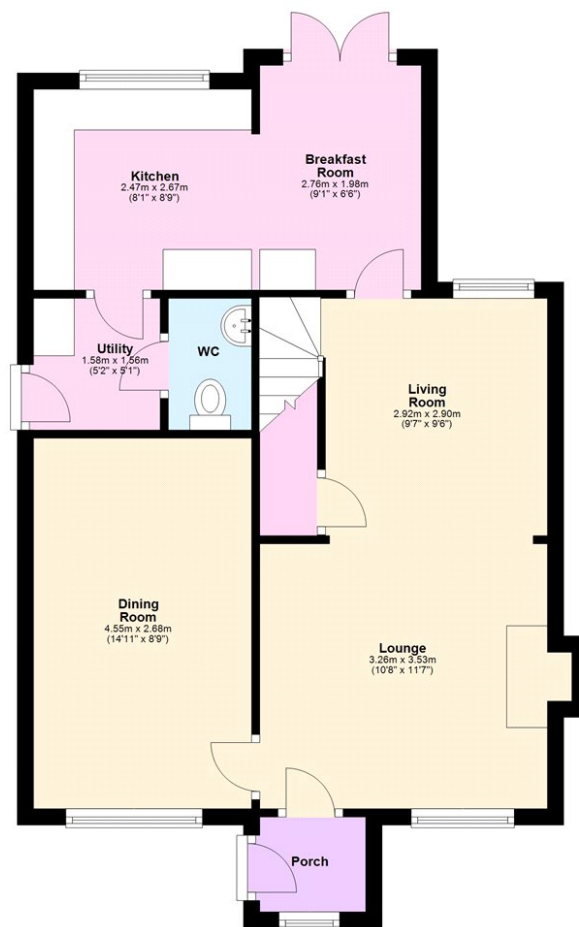
Tenure: Freehold

Council Tax Band: D

EPC Rating: E

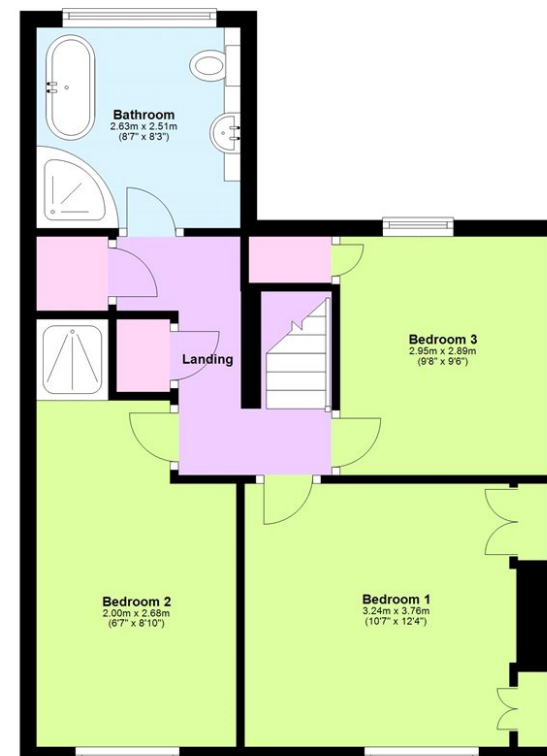
Ground Floor

Approx. 54.3 sq. metres (584.4 sq. feet)



First Floor

Approx. 47.7 sq. metres (513.6 sq. feet)



Total area: approx. 102.0 sq. metres (1098.0 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