



Castles

ST. MARYS GLEBE
Edlesborough, LU6 2RB

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O.I.E.O
£800,000
(Freehold)

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Nestled in a sought after road within Edlesborough, this impressive 5/6 bedroom detached family home offers an abundance of space.



The ground floor presents an array of versatile space accessed via a spacious hallway. An office positioned at the front of the property offering views of the road is perfect for those who work from home or playroom, depending on your family's needs.

The wrap-around kitchen is equipped with modern integrated appliances and a good sized utility room. French doors reveal a scenic view of the lush tree-lined garden. Skylights allow natural light to flood the room. The oversized sitting room with bay windows create a bright and inviting atmosphere with glass doors accessing the kitchen/diner. The second sitting room offers a flexible living space. An additional (6th) bedroom has been built downstairs and prior approved planning permission has been granted for a wet room to be added to the pre-existing extension. Completing this level is a downstairs bathroom.

To the first floor, the spacious landing leads to four generously sized double bedrooms, a family bathroom with jacuzzi style bathtub and shower. The master bedroom boasts a walk-in dressing room and built-in wardrobes. The en-suite boasts a bath as well as a double shower. A unique feature is the spiral staircase leading from the sitting room below and allowing a separate and access point to the master suite or annex potential.

The driveway leads to the garage and also features a convenient door leading directly to the garden.

Specifications

5 BEDROOMS
3 RECEPTIONS
3 BATHROOMS
DETACHED HOUSE
GARDEN
GARAGE
DRIVEWAY
VILLAGE LOCATION



The property reveals a picturesque garden, with a stream running through the bottom and a bridge over the fish pond leads to a seating area.



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:

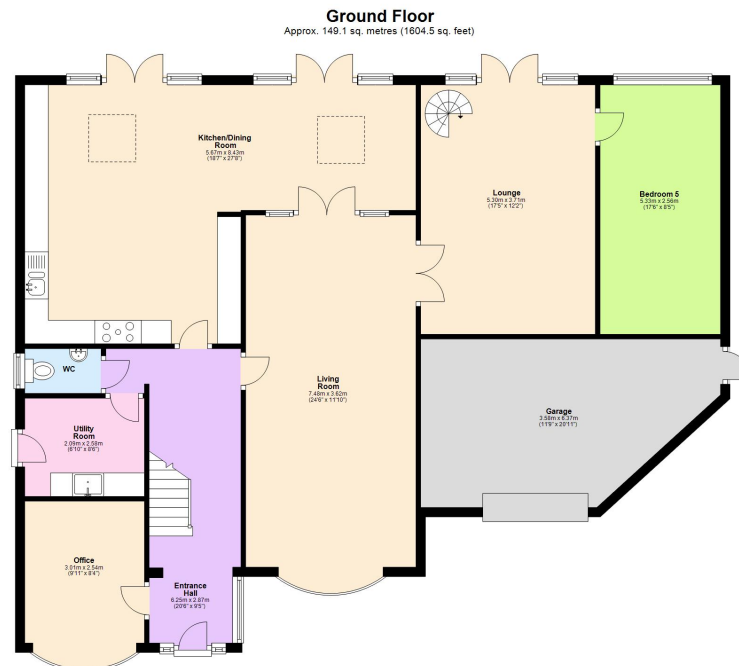
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

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

Tenure: Freehold

Council Tax Band: G

EPC Rating: D



Total area: approx. 246.7 sq. metres (2655.5 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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