



Castles

SCHOOL LANE  
Eaton Bray, Bedfordshire LU6 2DT



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O.I.E.O  
£500,000  
(Freehold)

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This Four Bedroom home has been upgraded by the current owners and offers great family accommodation.



On entering the property, there is a large and welcoming entrance hall and you will immediately notice the versatile, open plan downstairs space.

The dining room opens into the newly refitted kitchen, the large window positioned above the sink provides gorgeous views of the garden and floods the room with natural light. The generous dual aspect sitting room benefits from a fully working log burner and patio doors to the rear garden. The ground floor is completed by the W.C.

Upstairs the spacious master bedroom offers a range of built in wardrobes and the adjacent bedroom is of a similar size. Bedroom 3 and Bedroom 4 are positioned to the rear of the property and overlook the garden and open fields beyond. Lastly, there is a family bathroom on this floor.

Stepping outside onto the patio you are instantly struck by the 100ft mature south facing garden which includes nine mature fruit trees including apple, pear and cherry. The garden is completed with 2 sheds both with power and light. One of which sits at an impressive 24m2. To the front of the property offers parking on the drive.

## Specifications

- 4 BEDROOMS
- FAMILY HOME
- OPEN PLAN LIVING
- RECENTLY REFURBISHED
- 100 ft GARDEN
- SOLAR PANELS
- SCOPE FOR EXPANSION (STPP)
- QUIET LOCATION





This home is eco friendly with solar panels assisting in reducing energy bills.



#### 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.

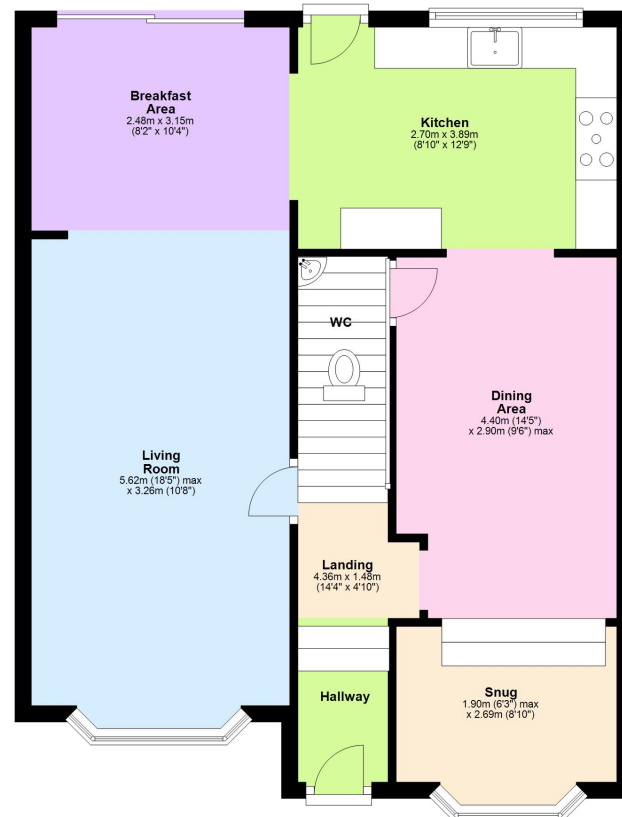
**Tenure: Freehold**

**Council Tax Band: D**

**EPC Rating: C**

### Ground Floor

Main area: approx. 56.3 sq. metres (605.8 sq. feet)  
Plus split level ground floor, approx. 7.5 sq. metres (81.0 sq. feet)



Main area: Approx. 109.8 sq. metres (1182.2 sq. feet)

Plus split level ground floor, approx. 7.5 sq. metres (81.0 sq. feet)

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

### First Floor

Approx. 53.6 sq. metres (576.4 sq. feet)



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