



Castles

THE ORCHARDS  
Eaton Bray, Bedfordshire

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Offers IEO  
**£650,000**  
(Freehold)

Castles



Nestled on a sought-after road in Eaton Bray, this exceptional 4 bedroom detached home has been thoughtfully extended and enhanced by its current owners to provide the ultimate family living experience.



As you step into the property, you're welcomed by a spacious central hallway, setting the tone for the rest of the house. The heart of the home lies in the beautifully refitted dual aspect kitchen diner, boasting elegant granite work surfaces, a top-of-the-line Neff hob, and a convenient built-in dishwasher. Adjacent to the kitchen is a practical utility space with side access. The inviting lounge is adorned with a charming solid fuel burner, creating a cozy ambiance, while the bi-fold doors effortlessly connect the indoor and outdoor spaces, leading you onto the patio. An extension from the lounge serves as an ideal family room, enjoying dual aspects and patio doors that open up to the meticulously maintained garden. Completing the ground floor layout is a convenient downstairs toilet and a spacious double garage. Upstairs, the light-filled landing features a striking feature window, bathing the area in natural light. The oversized master bedroom (bedroom boasts a luxurious en suite with a double shower and a wall-mounted heated towel rail. Bedroom 2, another generous double, offers its own en suite and walk in wardrobes for added convenience. Bedroom 3, positioned at the rear of the property, benefits from direct access to the family bathroom in a Jack and Jill style arrangement. Rounding off the upstairs accommodation is the generously proportioned 4th bedroom, offering ample space for various needs. Externally, the property impresses with a beautifully presented, private rear garden, serving as a tranquil retreat with its patio areas, well-manicured lawn, and a spacious workshop. Side access adds to the practicality of the outdoor space. To the front, the property boasts extensive parking, accommodating numerous cars effortlessly.

## Specifications

- Beautifully extended
- 4 bedrooms
- 2 En Suites
- Refitted kitchen
- Granite work surfaces
- Private Garden
- Generous driveway parking



Don't miss the opportunity to make this exceptional family home yours.



#### 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:**

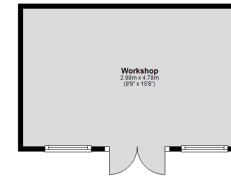
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

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

**Tenure:** Freehold  
**Council Tax Band:** F  
**EPC Rating:** D

**Outbuilding**

Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus outbuildings: approx. 14.3 sq. metres (153.4 sq. feet)



**Ground Floor**

Approx. 111.0 sq. metres (1195.0 sq. feet)



**First Floor**

Approx. 80.4 sq. metres (864.9 sq. feet)



Main area: Approx. 191.4 sq. metres (2059.9 sq. feet)

Plus outbuildings: approx. 14.3 sq. metres (153.4 sq. feet)

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

**Berkhamsted**

01442 865252

**Eaton Bray**

01525 220605

**Borehamwood**

020 8953 2112

**Hertford**

01992 501511

**Boxmoor**

01442 233345

**Kings Langley**

01923 936900

**Bushey**

020 8950 2551

**Radlett**

01923 537111



**Castles**

[www.castlesestateagents.co.uk](http://www.castlesestateagents.co.uk)

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**Offers IEO £650,000** (Freehold)

 4
  2
  3
  2+

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 4  2  3  2+

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