



Castles

THE LODGE
Northall Road, Eaton Bray, Bedfordshire

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Asking Price
£1,150,000
(Freehold)

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Built in 1872, 'The lodge' is a beautiful and unique Victorian home. Sitting on a large plot, centrally located in Eaton Bray, this home offers all the amenities a buyer could hope for.

 5  4  4  6+

Including, a large entrance hall, kitchen/dining room with a central wood burning stove, living room also with a wood burning stove, a garden room, utility, WC and office. On the first floor, the accommodation comprises: five double bedrooms and four bath/shower rooms, three of which are en-suite.

Specifications

- Beautifully presented
- 5 Bedrooms
- 3 En Suites
- High ceilings
- Open fireplaces
- Double garage and single garage
- Ample parking
- Generous rooms

There are two separate driveways and two double garages, ideal for a large car collection, or for accommodating a significant number of guests, or both! The gardens are generous with a large patio area, a large lawn and the addition of a vegetable patch, ideal of cultivating your own modest produce or realising your talent at Horticulture.

If you're looking for a home to create memories in, then 'The Lodge' is the property for you.

The Lodge is ideal for established or growing families, capable of meeting the needs of a large number of buyers, in this price range.







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. 305.9 sq. metres (3292.7 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



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