



Castles

THE PASTURES  
Edlesborough, Buckinghamshire

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Asking  
Price  
**£385,000**  
(Freehold)

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Castles Estate Agents welcome to the market this well presented end-terrace bungalow nestled in the heart of the charming village of Edlesborough.



This delightful one/two-bedroom home offers a peaceful retreat, thoughtfully designed for comfort and is marketed for sale with NO UPPER CHAIN.

Step inside the hall with a door leading into a warm and inviting lounge, perfect for quiet evenings or entertaining guests, which flows seamlessly into the master bedroom at the rear which enjoys tranquil views over the garden, inviting natural light and a gentle start to each day. With a front aspect overlooking a pedestrian walk-way the well-appointed fitted kitchen has a range of base to eye, units & drawers, with ample worksurfaces, space for appliances and a wall mounted gas boiler. The modern bathroom offers contemporary fittings and a calming space to unwind. A versatile second bedroom, which is currently used as a dining room, features elegant multi-panel glazed doors that open into the lounge, creating a flexible living space filled with light and openness.

To the rear, a charming summer room offers a peaceful spot to relax while enjoying views of the wrap-around garden. The garden is a private oasis, with a patio area ideal for outdoor dining, carefully planted sections adding year-round colour, and the remainder laid to lawn. Enclosed by a wall and featuring a rear gate leading to off-road parking and a garage, the outside space balances practicality with beauty.

Whether you're seeking a peaceful downsize, a countryside escape, or a beautifully maintained home with character, The Pastures invites you to enjoy a relaxed lifestyle in one of Buckinghamshire's most charming villages.

## Specifications

- NO UPPER CHAIN
- GAS CENTRAL HEATING
- DRIVEWAY FOR MULTIPLE VEHICLES
- GARAGE IN BLOCK
- MODERN BATHROOM
- CLOSE TO THE GREEN
- SPACIOUS LOUNGE
- WRAP ROUND GARDEN



Additional highlights include gas-to-radiator central heating throughout and ample off-road parking for multiple vehicles.



#### **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.

### Ground Floor

Approx. 80.0 sq. metres (861.3 sq. feet)



Tenure: Freehold

Council Tax Band: D

EPC Rating: D

Total area: approx. 80.0 sq. metres (861.3 sq. feet)

**Berkhamsted**

01442 865252

**Borehamwood**

020 8953 2112

**Boxmoor**

01442 233345

**Bushey**

020 8950 2551

**Eaton Bray**

01525 220605

**Hertford**

01992 501511

**Kings Langley**

01923 936900

**Radlett**

01923 537111



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