



Castles

YEW TREE CLOSE
Eaton Bray, Bedfordshire

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Guide Price
£675,000
(Freehold)

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Castles Estate Agents are delighted to present this beautifully maintained and deceptively spacious five-bedroom detached family home, nestled in a quiet cul-de-sac within one of the village's most sought-after locations.



Offering generous and flexible living space, this standout property effortlessly blends comfort, practicality, and style, ideal for modern family living.

As you arrive, the substantial purpose-built adjoining garage immediately stands out, providing ample parking and excellent storage. Step inside to discover a bright, welcoming interior, where every room feels both functional and inviting. At the heart of the home is a spacious living area, perfect for cosy evenings or entertaining, featuring doors that open directly onto the generously sized rear garden.

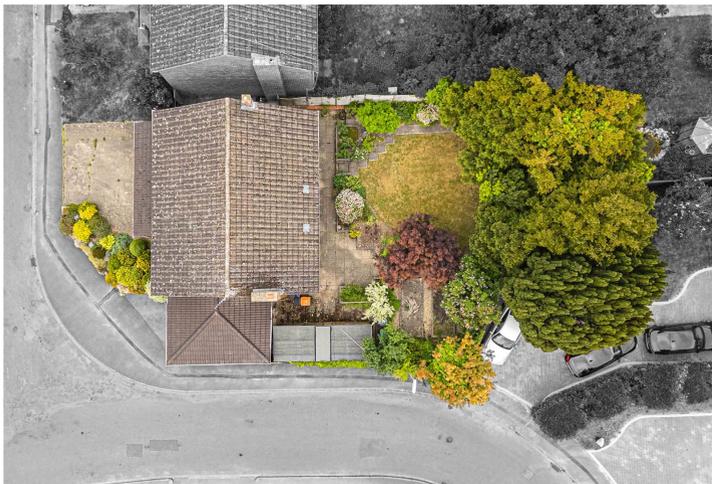
Upstairs, five well-proportioned bedrooms await, including a superb master suite bathed in natural light. On the ground floor, the former integral garage has been thoughtfully converted into a spacious double bedroom complete with a sleek, contemporary wet room which is an ideal solution for guests, a home office, multi-generational families, or those needing accessible accommodation. To the rear, the generous garden offers a peaceful and private outdoor retreat, perfect for summer barbecues, children's play, or simply unwinding in the sunshine.

Specifications

- CUL-DE-SAC
- DOWNSTAIRS BEDROOM WITH WET ROOM
- DOUBLE GARAGE
- MASTER BEDROOM WITH EN-SUITE
- GENEROUS REAR GARDEN
- CLOSE TO SCHOOLING AND AMENITIES
- EASY REACH OF COMMUTER ROUTES
- DRIVEWAY PARKING



With ample patio space, landscaped beds, mature trees, a well-kept lawn, and a side gate providing easy access to the front, this garden is as practical as it is beautiful.



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. 115.1 sq. metres (1239.0 sq. feet)



First Floor

Approx. 83.9 sq. metres (903.6 sq. feet)



Tenure: Freehold
Council Tax Band: G
EPC Rating: C

Total area: approx. 199.1 sq. metres (2142.6 sq. feet)

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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