



Castles

TASKERS HOUSE
Edlesborough, Buckinghamshire

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Guide Price
£585,000
(Freehold)

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Castles Estate Agents are pleased to represent 'Taskers House', a beautifully appointed three bedroom DETACHED family home on a private gated plot, right in the very heart of the charming and vibrant village of Edlesborough.



This standout home offers stylish, modern living with space, light and character in abundance. The property further benefits from a REFITTED kitchen, RECENTLY INSTALLED boiler & radiators, OAK WOOD flooring and a 7.4kW EV charger. Offering three generously sized bedrooms including a fabulous master suite with EN-SUITE and walk-in airing cupboard, this home truly ticks all the boxes. The sleek, open-plan kitchen/dining room is the heart of the home, complete with contemporary finishes, integrated appliances and French doors leading straight out to the gorgeous, sun-drenched rear garden, perfect for entertaining or enjoying a quiet coffee in the morning sun. The living room is a real showstopper with its cosy wood-burning stove and yet more French doors to the garden. Need a home office, playroom or guest room? The versatile ground floor bedroom fits the bill perfectly. There's also a UTILITY ROOM, cloakroom/WC, and a practical boot room with side access, ideal for muddy paws or boots after countryside adventures. Upstairs, the airy layout continues with two more generous bedrooms, including the master with its own luxurious en-suite, and a family bathroom with a crisp white suite. Step outside and fall in love with the incredible SOUTH WESTERLY facing garden, an absolute gem. It boasts a wide patio area perfect for 'al-fresco' dining, central lawned area, gated side access and further complimented by a spacious home office/gym. All this is set behind gates, with ample driveway parking offering a real sense of privacy and space.

Specifications

- DETACHED HOME
- AMPLE OFF ROAD PARKING
- RECENTLY FITTED BOILER & RADIATORS
- REFITTED KITCHEN
- OAK WOOD FLOOR FITTED 2024
- LOUNGE WITH WOOD BURNER
- OUTSIDE GYM/OFFICE
- WALKING DISTANCE TO VILLAGE GREEN
- CLOSE TO SCHOOL



A rare opportunity to own a truly exceptional home in one of Buckinghamshire's most desirable villages.



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: E

EPC Rating: D

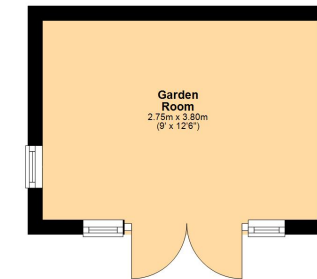
Ground Floor

Approx. 67.2 sq. metres (723.7 sq. feet)



Outbuilding

Approx. 10.5 sq. metres (112.5 sq. feet)



First Floor

Approx. 47.0 sq. metres (506.0 sq. feet)



Total area: approx. 124.7 sq. metres (1342.2 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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