



Castles

THE CHALET  
Eaton Bray, Bedfordshire

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Guide Price  
**£750,000**  
(Freehold)

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This exceptional property offers a unique blend of countryside tranquillity and practical modern living.



Set moments from open countryside and the village church, this immaculately presented home offers the perfect blend of rural charm and modern convenience—within easy reach of Leighton Buzzard, Tring, and direct rail links to London Euston.

Inside, the property has been stylishly upgraded to provide flexible, light-filled living. The heart of the home is a stunning bespoke German kitchen/diner with granite quartz worktops, NEFF appliances, a central island, Quooker tap, and bi-fold doors leading to the south-facing garden—ideal for entertaining. A cosy lounge with stone fireplace, separate dining room with French doors, utility room, cloakroom, and welcoming hallway complete the ground floor.

Upstairs offers four generous double bedrooms, including a master with en-suite and countryside views, plus a luxurious family bathroom with whirlpool bath and separate shower.

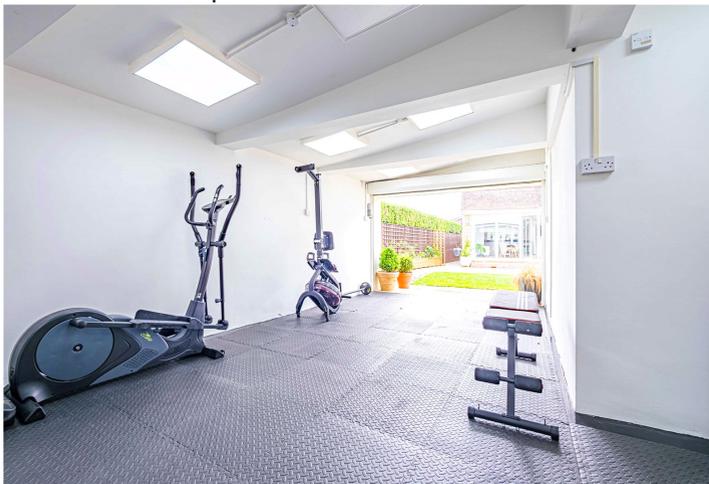
The south-facing rear garden is a nature lover's dream, with lawn, mature planting, and a large patio enjoying views over the Chiltern Hills. The gated driveway provides ample parking, while the detached workshop/office offers fantastic potential for a home business or, subject to permissions, a self-contained annexe or holiday let.

## Specifications

- EXTENDED KITCHEN/DINER
- BI-FOLD DOORS TO THE REAR GARDEN
- POTENTIAL ANNEXE TO THE REAR (stpp)
- OFF-ROAD PARKING WITH ELECTRIC FRONT GATE
- FOUR DOUBLE BEDROOMS
- ENGINEERED WOOD FLOORING
- NEXT TO COUNTRYSIDE
- OUTSTANDING COUNTRYSIDE VIEWS



This is a rare opportunity to secure a spacious and adaptable family home in an outstanding location, with breathtaking views and scope for further development.



**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.

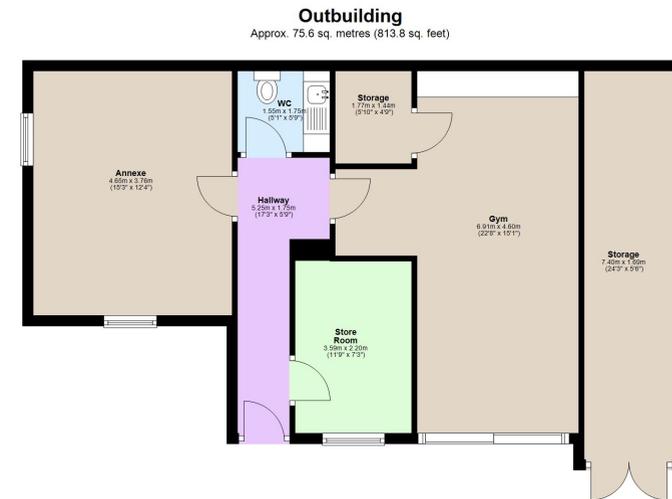
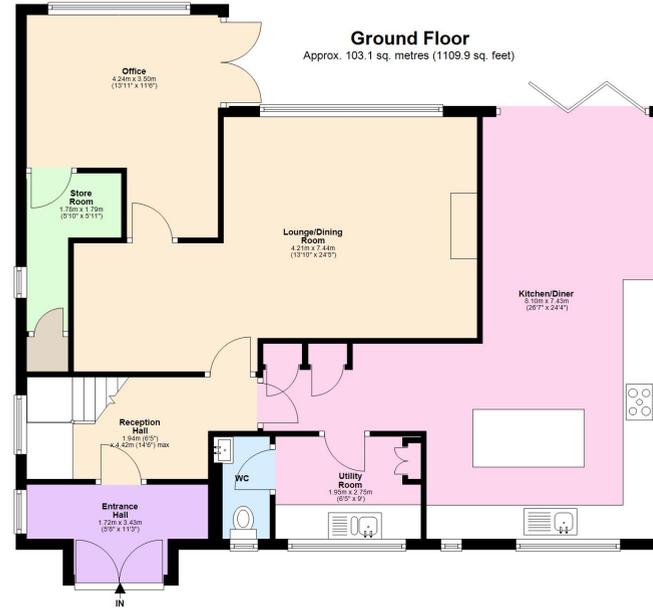
All offer the benefits of a semi-rural environment with close proximity to a wide range of facilities. There are many areas of natural beauty and open spaces such as the Dunstable Downs and Gateway Centre and Mead Open Farm.

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.



Total area: approx. 253.0 sq. metres (2723.1 sq. feet)

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

**Berkhamsted**  
01442 865252  
**Eaton Bray**  
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