



**FINE & COUNTRY**  
fineandcountry.com™

Orchard Cottage  
Eaton Bray | Bedfordshire  
GUIDE £415,000



# Orchard Cottage

82 The Rye  
Eaton Bray  
Bedfordshire  
LU6 2BQ

**A charming 19th Century three double bedroom cottage surrounded by open countryside and situated on the outskirts of the sought after Bedfordshire village of Eaton Bray.**

Orchard Cottage is a lovely and well-presented three double bedroom cottage dating back to the 1800's with several notable features such as exposed brickwork and beams. Entering this delightful character home, you are welcomed by a dual aspect dining room that is open to the recently refitted kitchen by the current owner, which is a great addition. Adjacent to the dining room is a cosy sitting room with a brick surround fireplace and a log burning stove, creating a warm and inviting atmosphere. To the rear of the sitting room is a light and airy conservatory and a downstairs cloakroom. The conservatory provides a tranquil space to enjoy the view of the well maintained rear garden.

Stairs from the sitting room lead up to a spacious landing, which serves access to the three bedrooms and family bathroom. The master bedroom and bedroom two are both good-sized double rooms with peaceful, relaxing views towards Ivinghoe Beacon and the Chiltern Hills. The third bedroom is located at the back of the first floor and is also a generous size double room. The family bathroom is fitted with a low-level W.C, a pedestal wash basin, and a panelled corner bath with a shower attached above.

Orchard Cottage is bordered by metal railings and a gate that leads to the main entrance with mature flower beds on either side of the path. To the side of the cottage, there are double metal gates that lead to a gravelled drive providing off-road parking. Access to the well-maintained rear garden can be gained via the kitchen or the conservatory. The attractive garden has an abundance of colour and mature planting of shrubs and flower beds. In addition, a terraced seating area provides a tranquil space to unwind or to entertain guests.

Eaton Bray is a semi-rural Bedfordshire village that extends into the neighbouring Buckinghamshire village of Edlesborough. Both villages offer a range of amenities and services, including good schooling nearby. The area also has excellent transport links to London, with the M1 Junction 11a approximately 6.5 miles away, and an efficient rail service available from nearby Tring and Leighton Buzzard, both of which offer connections to London Euston in under an hour.





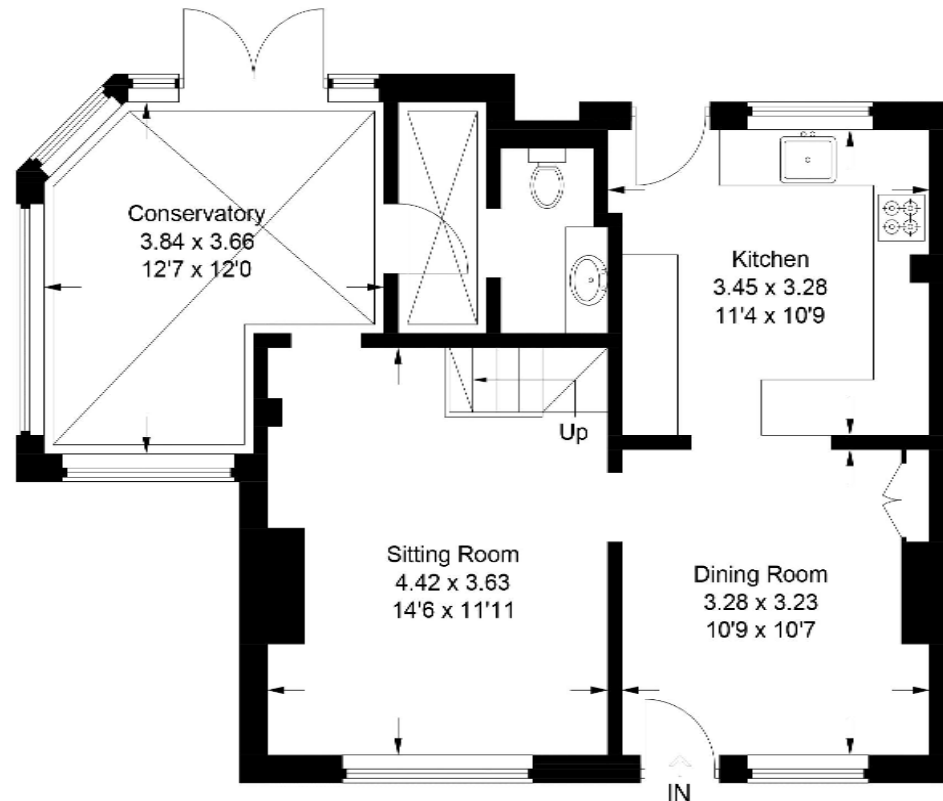
- Charming 19th Century Character Cottage
- Three Double Bedrooms
- Separate Sitting Room with Character Features
- Refitted Dual Aspect Kitchen/Dining Room
- Spacious and Light Conservatory
- Family Bathroom & Groundfloor Cloakroom
- Private & Well-Maintained Rear Garden
- Gated Access to Off Road Parking
- Desirable Bedfordshire Village
- Excellent Transport Links to London Nearby

#### Additional Information

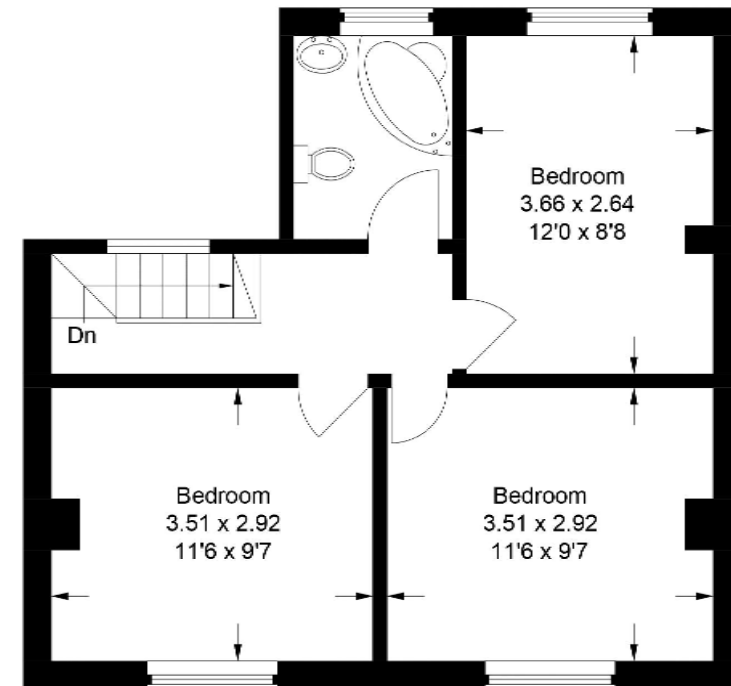
- Tenure: Freehold
- Gas, Mains Water, Electricity
- The EPC Rating is Band D
- The Property is Council Tax Band D
- The Local Authority is Central Bedfordshire Council



Approximate Gross Internal Area  
 Ground Floor = 57.6 sq m / 620 sq ft  
 First Floor = 41.8 sq m / 450 sq ft  
 Total = 99.4 sq m / 1,070 sq ft



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Fine & Country

**Tel : 01582 793116 | 01525 222333**

**Fine & Country Redbourn & Edlesborough**

51 High Street, Redbourn, St. Albans, AL3 7LW

65 Moor End, Edlesborough, Buckinghamshire, LU6 2HN

redbourn@fineandcountry.com | edlesborough@fineandcountry.com

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. F653

**fineandcountry.com**