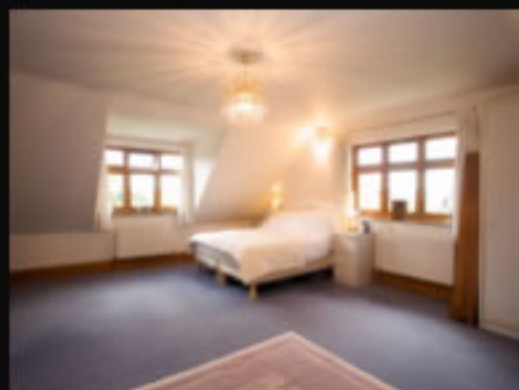




**Springbank | Bottom Drive | Eaton Bray | LU6
2JS**



**"A Stunning Detached Property set within Grounds
of Approx 1 1/2 Acres"**



Floorplan:



GROUND FLOOR
APPROX. FLOOR
AREA 1017 SQ. FT.
(94.4 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 939 SQ. FT.
(87.3 SQ. M.)

TOTAL APPROX. FLOOR AREA 1956 SQ. FT. (181.7 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any intending purchaser or tenants should not rely on facts as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the office of Messrs Town and Country, has any authority to make or give any representations or warranty whatsoever in relation to this property.
Made with Metropix (2010)

Description:

Situated in an outstanding location at the foot of the Chiltern Hills, this attractive 3/4 bedroom detached property would be ideal for wildlife and nature lovers, as regular visitors to the substantial garden include badgers, foxes, rare birds and deer. Set within a plot of approximately 1 1/2 acres with a meandering stream and natural spring. The house which is in excellent order throughout benefits from an expansive lounge, separate dining room, fitted kitchen, ground floor contemporary cloakroom, three double bedrooms (the largest bedroom could be easily split into two, if a 4th Bedroom were required), whilst bedroom two would easily accommodate an en-suite.

In the garden is a log cabin that has three separate rooms and could easily function as an office, gym, studio or summer house. The garden is a sanctuary to wildlife and has several badger setts, a stream running along its rear boundary and a natural spring that feeds the stream all year. Backing onto open countryside with both views of the Downs and Totternhoe Knolls, viewing is highly recommended to fully appreciate the quality of the property, beauty and privacy of the plot on offer.

- Entrance Hall
- Spacious Lounge
- Dining Room
- Fitted Kitchen
- Cloakroom
- 3 Double Bedrooms (2 over 20ft in Length)
- Four Piece Bathroom with Jacuzzi Bath & Marble Tiling
- Substantial Plot with Natural Spring
- Double Garage with Storage
- Parking for Numerous Vehicles
- LPG Gas Central Heating
- Hard Wood Double Glazed Windows
- Self Contained Log Cabin / Studio
- No Upper Chain

**Location & Area:**

The property is situated on the outskirts of the Village of Eaton Bray on the Beds/Bucks border, surrounded by open countryside, just passed the Chiltern hills and Dunstable Downs.

The Village is approximately 4 miles from Leighton Buzzard and is conveniently located for access to a handful of other Towns, including Dunstable (approx 5 Mins Drive), Tring (approx 10 Mins), Berkhamstead (approx 15 Mins), Hemel Hempstead (approx 15 mins), Harpenden (approx 25 mins) and St Albans (approx 30 mins).

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Minimum	Current	Minimum
<p>Very energy efficient - lower running costs</p>			
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
		46	53
26	34		
<p>Not energy efficient - higher running costs</p>			
<p>Not environmentally friendly - higher CO₂ emissions</p>			
England, Wales & N.Ireland		England, Wales & N.Ireland	
EPC Database 2020/1/15		EPC Database 2020/1/15	