



**Kennedy
& Foster**
EXECUTIVE HOMES

Eyeworth House
3 Lime Tree Drive, Dunton SG18 8UP

Guide Price
£700,000 - £725,000

STUNNING VIEWS. STUNNING LOCATION. SUNNING HOME.

- SOUTHERLY ELEVATED VIEWS OVER COUNTRYSIDE
- FIRST TIME AVAILABLE ON THE OPEN MARKET IN 110 YEARS
- BUILT IN 1915 BY LOCAL BUILDER GABRIEL SMITH
- PERIOD FEATURES INCLUDE FIREPLACES, HIGH CEILINGS, OAK STAIRCASE AND PANELLING
- LOCATED AT THE END OF A TREE LINED PRIVATE ROAD
- THREE LARGE RECEPTION ROOMS
- THREE BRICK BUILT BARN TO INCLUDE TWO GARAGES
- 15.9FT CELLAR WITH WINDOWS, POWER AND LIGHT

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A unique opportunity to acquire this rarely available period home, that has never before been on the open market. Built in 1915 by local builder Gabriel Smith, Eyeworth House is a rare gem, located at the end of a secluded tree lined private road. This substantial four bedroom home came into the Underwood family in the 1940s and they have remained custodians ever since. The gardens and front rooms offer breathtaking elevated southerly views over the Bedfordshire and Hertfordshire countryside. Eyeworth House offers any new owner the potential to renovate whilst treasuring the wealth of period features which include open fireplaces, an oak staircase, oak panelling and a 15 ft cellar. The property boasts three large reception rooms, four bedrooms, ample off road parking and three brick built out houses to include two garages.





Property Description

COVERED PORCH AND STEPS UP TO:

Stained glass leaded light wooden front door into:

RECEPTION HALL

Dog legged oak staircase (with hand-carved barley twist balustrade) rising to first floor accommodation, oak floor and oak panelling to walls, picture rail, plaster coving and decorative stucco plaster to ceiling. Fitted wooden coat rack, wall mounted double panel radiator. Panelled doors to lounge, drawing room and inner hall.

LOUNGE/SITTING ROOM

16' 3" into bay x 16' 0" (4.95m x 4.88m) uPVC double glazed window to front aspect, cast iron fireplace with tiled hearth and oak surround and mantle piece with inset mirror, twin wall mounted double panel radiators, picture rail, plaster coving.

FAMILY ROOM /DINING ROOM

18' 4" into bay x 14' 0" max (5.59m x 4.27m) uPVC double glazed window to front aspect, wall mounted double panel radiator, brick built fireplace and tiled hearth, stained glass leaded light windows and doors to rear aspect and opening onto a covered veranda, picture rail, plaster coving, decorative stucco plaster ceiling.

INNER HALL

Oak floor, doorway to kitchen. Panelled doors to breakfast room and cellar.

BREAKFAST ROOM

12' 11" x 10' 4" min (3.94m x 3.15m) uPVC double glazed window to rear aspect, wall mounted single panel radiator, picture rail, recess chimney breast with built in cupboard, fitted floor to ceiling cupboards with shelving.

KITCHEN

9' 2" min x 7' 11" (2.79m x 2.41m) uPVC double glazed window to side aspect, fitted kitchen comprising a range of eye level and base units with work surface over and tiled splash back, fitted oven and electric hob. 1 1/2 bowl sink and drainer unit, space for washing machine, panelled door to rear, Quarry tiled floor. Doorway through to:

UTILITY

6' 7" x 4' 5" (2.01m x 1.35m) uPVC double glazed window to rear aspect, floor standing Camray boiler, fitted eye level and base unit with work surface over. Panelled door to:

REFITTED CLOAKROOM

Frosted uPVC double glazed window to rear aspect, close coupled WC, corner wash hand basin with cupboard under, wall mounted heated towel rail, tiled surround, tiled floor.

CELLAR

15' 9" x 13' 5" (4.8m x 4.09m) Brick built staircase down to cellar, twin windows, light and socket points.





FIRST FLOOR LANDING

10' 0" max x 9' 4" (3.05m x 2.84m) uPVC double glazed window to front aspect, oak barley twist balustrade, picture rail, plaster coving to ceiling, built in cupboard housing hot water cylinder and linen shelving. Panelled doors to:

BEDROOM

17' 2" into bay x 15' 0" (5.23m x 4.57m) uPVC double glazed bay window to front aspect, cast iron fireplace with tiled surround, two wall mounted single panel radiators, picture rail, plaster coving to ceiling, fitted double wardrobe with hanging rail and shelf.

BEDROOM

14' 1" x 13' 0" (4.29m x 3.96m) uPVC double glazed window to front aspect, wall mounted single panel radiator, cast iron fireplace with tiled inset, fitted cupboard with coat hooks and shelf.

BEDROOM

12' 11" x 11' 5" to fireplace (3.94m x 3.48m) uPVC double glazed window to rear aspect, wall mounted single panel radiator, cast iron fireplace, picture rail, fitted double cupboard with coat hooks and shelves and radiator inside.

BEDROOM

12' 10" min x 9' 2" to fireplace (3.91m x 2.79m) uPVC double glazed window to rear aspect, wall mounted single radiator, cast iron fireplace, sloping to ceiling to one wall.



BATHROOM

12' 11" x 6' 6" (3.94m x 1.98m) uPVC double glazed part frosted window to rear aspect, four piece suite comprising panelled corner bath, shower cubicle with electric Triton shower, close coupled WC, pedestal mounted wash hand basin, tiled splash back, wall mounted shaver light point, wall mounted double panel radiator. Access to loft space.

OUTSIDE REAR

Paved patio with ornamental well (shared with next door). Brick built coal/log shed, oil tank (hidden by timber panel fencing.)

BRICK BUILT WORKSHOP

15' 1" x 8' 0" (4.6m x 2.44m) Window to rear aspect, power and light, vaulted ceiling, air vents above door single door.

GARAGE 1

15' 0" x 8' 1" (4.57m x 2.46m) Window to rear aspect, vaulted ceiling with exposed timber, air vents above twin doors, ceiling light.

GARAGE 2

15' 0" x 12' 0" (4.57m x 3.66m) This is the larger garage. Up and over door (8ft wide), window to side aspect, vaulted ceiling with exposed timbers, wall light point.

GRAVEL DRIVEWAY PROVIDING OFF ROAD PARKING FOR FOUR PLUS VEHICLE

GARDENS

Open plan rear garden, mainly laid to lawn with variety of mature trees.

Quarry tiled veranda providing sheltered out door sitting area (13' 0" x 6' 7")

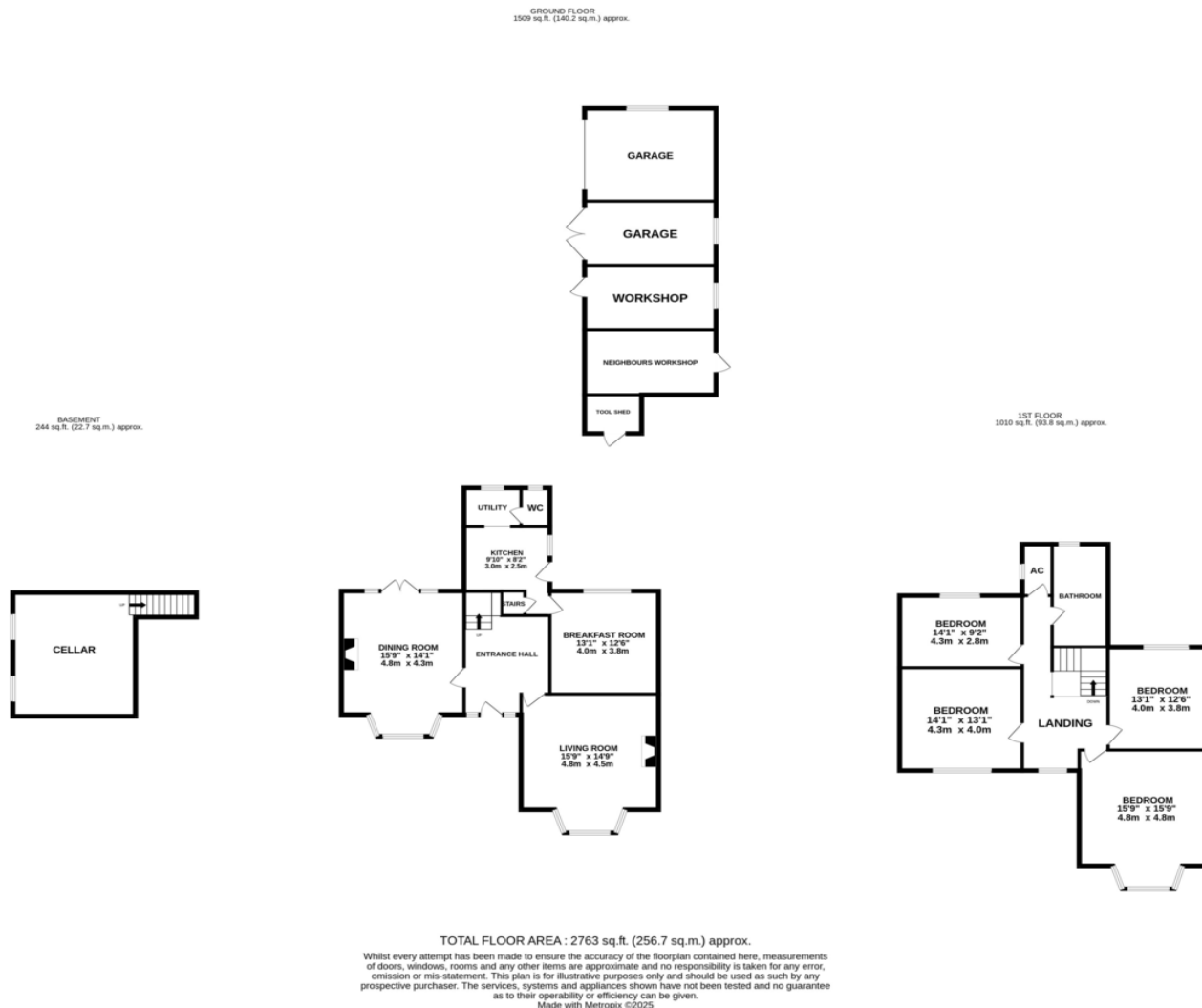
Side lawned garden leading to:

FRONT GARDEN

Enclosed by low level hedges and fencing, mainly laid to lawn with curved shingled area with step up to front porch, south west facing views over distant fields and country side.







COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

VIEWINGS

Strictly by prior appointment with the agent.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E		
21-38	F	38 F	
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. The floorplan and pictures should not be relied upon for the purchase of any fixtures and fittings. Whilst every care has been taken to ensure the measurements accuracy, they are approximate for general guidance purposes only and potential buyers are advised to recheck the measurements. Please take note that we do not test appliances or carry out any form of a survey, we advise you carry out your own investigation. If requested, we may refer you to our recommended providers such as Conveyancers and Financial Services. For this we may receive a commission fee, you are not obligated to use the recommended providers. Where applicable any lease details and property charges are given as a guide from the vendors, this should be checked prior to agreeing a sale.

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