



Church Lane, Eaton Bray, LU6 2DJ
Asking price £1,100,000

Sears & Co
estate & letting agents



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Sears & Co

A rare blend of space, style and versatility, this unique Georgian home sits on a tranquil churchside plot in the semi-rural village of Eaton Bray. Originally three early 1800s cottages, it has been transformed into one elegant residence, retaining period charm while embracing 21st century comfort.

Character features abound, sash windows, high ceilings, exposed beams, working fireplaces, wood and tiled flooring, blending beautifully with modern updates like double glazing, two heating systems and a well appointed kitchen with Shaker units, granite surfaces, and integrated appliances. The heart of the home is the open plan kitchen/diner and orangery, perfect for gatherings year round, with underfloor heating and doors to the courtyard.

The ground floor offers three flexible reception rooms: a spacious lounge, a snug with original range, and a generous home office. A cloakroom and boot room complete the downstairs. Upstairs are four bedrooms, including a luxurious principal suite with dressing room and en suite, plus a stylish family bathroom with claw foot bath and an oversized shower.

Glebe House has front and rear gardens, an electric gated access, double car port, and a garage. The paved courtyard offers additional parking or entertaining space, alongside a flexible outbuilding, ideal as a studio, business space, or storage.

A standout feature is the detached one-bedroom cottage, ideal for guests, relatives, or as an Airbnb for added income. The main garden is mature and private, featuring a variety of trees and plants, with a well for watering.

Located opposite St. Mary's Church and just 100m from open countryside, this peaceful spot is a walk away from local shops, pubs, schools, and leisure facilities. It also offers links to London via Leighton Buzzard or Tring stations, the M1, and Luton Airport.

Council tax band G. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Inner Vestibule

Wood flooring. Ornate radiator. Access to the living room.

Living Room

Two double glazed sash windows. Two ornate radiators. Fitted storage. Feature fireplace with tiled hearth and wood surround. Wood flooring. Access to a second inner vestibule.

Inner Vestibule

Exposed wood flooring. Access to the kitchen. Opening to the family room.

Snug

Double glazed sash window. Brick flooring. Two ornate radiators. Stairs rising to the first floor accommodation. Access to the orangery and study. Range.

Office

Two double glazed sash windows. Tiled flooring. Log burner. Two radiators.

Orangery

Double glazed door leading to the rear garden. Tiled flooring. Open plan to the kitchen/dining.

Kitchen/Dining Room

Double glazed sash window. Fitted with a range of eye and base level units with granite work surfaces over also forming upstands & drainer groves. Space for a range oven. Integrated low level fridge and dishwasher. Butler sink with mixer tap. Tiled flooring. Ornate radiator. Open fireplace. Access to the boot room.

Boot Room

Double glazed window. Glazed door. Skylight. Storage. Access to the w/c.

W/C

Double glazed window. Fitted with a wash hand basin and a low level w/c. Part panelled walls. Tiled flooring.

First Floor Landing

Velux window. Airing cupboard. Wood flooring. Access to the loft. Access to all bedrooms and family bathroom.

Principal Bedroom

Two double glazed sash windows. Two radiators. Wood flooring. Feature fireplace. Opening to the dressing area.

Dressing Area

Double glazed sash window. Built in wardrobes. Wood flooring. Access to the en suite.

En Suite

Double glazed sash window. Fitted with a four piece suite to include a panel enclosed bath with glass screen and shower over, double sink unit and a low level w/c. Partially tiled walls. Tiled flooring. Ornate radiator. Extractor fan.

Bedroom

Double glazed sash window. Built in storage. Exposed wood flooring. Radiator.

Bedroom

Double glazed sash window. Radiator. Exposed wood flooring. Built in storage. Feature fireplace.

Bedroom

Double glazed sash window. Radiator. Exposed wood flooring. Feature fireplace.

Family Bathroom

Double glazed sash window. Fitted with a four piece suite to include a shower enclosure, claw foot bath with shower attachment, pedestal wash hand basin and a low level w/c. Tiled flooring. Part panelled walls. Ornate radiator.

The Cottage

Living/Dining Room

Two glazed windows. Glazed door to the rear aspect. Two ornate radiators. Fireplace. Wood effect flooring. Stairs rising to the first floor accommodation. Access to the shower room and kitchen.

Shower Room

Double glazed window. Fitted with a three piece suite to include a shower enclosure, pedestal wash hand basin and a low level w/c. Tiling to splash back area. Tiled flooring. Recessed down lighting. Ornate radiator.

Kitchen

Glazed window. Fitted with a range of base level units with work surfaces over. Integrated low level fridge and washing machine. Space for a freestanding oven. Butler sink with mixer tap. Tiled flooring. Storage cupboard. Recessed down lighting.

Bedroom

Glazed window. Double glazed window. Two radiators.

Externally

A courtyard which provides access to the cottage, two car ports (with outside socket), outbuilding, garage and gated access to the driveway. Log store. Bin store. Outside tap. Storm porch. The private garden is located at the rear of the plot and is arranged with areas of patio and lawn. Enclosed by timber panel fencing and part walled.

Outbuilding

Glazed window, two velux windows, two wooden glazed doors, built in storage, power and lighting.







Main area: Approx. 230.5 sq. metres (2481.2 sq. feet)

Plus garages, approx. 45.8 sq. metres (493.3 sq. feet)
Plus outbuildings, approx. 22.6 sq. metres (243.3 sq. feet)

Every attempt has been made to ensure the accuracy of this floor plan, however no responsibility is taken for errors, omissions or mis-measurements. This plan is for illustrative purposes and is a guideline only and should be used as such by any prospective purchaser.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	73 C
39-54	E		
21-38	F		
1-20	G		