



Town & Country

Poplar Farm, High Street, Eaton Bray
£1,350,000



Poplar Farm, High Street

Eaton Bray, Bedfordshire

- Charming 19th Century Detached Extended Farmhouse With No Onward Chain
- Beautifully Renovated with Original Character Charm & Contemporary Finishes
- Impressive Open Plan Kitchen/Breakfast/Sitting Room Reaching Over 30ft.
- Sophisticated Drawing Room With Original Fireplace & Separate Dining Room
- Separate Utility & Newly Extended Groundfloor Fifth Double Bedroom with En Suite
- Master Bedroom with en Suite, Three Further Double Bedrooms & Family Bathroom
- Gravel Driveway with Off Road Parking Leading Large Garage with EV Charging
- Beautiful Private Grounds Reaching Approx. 0.5 Acre & Detached Home Office
- Situated in the Heart of The Desirable Bedfordshire Village of Eaton Bray
- Walking Distance to Local Amenities & Excellent Transport Links to London Nearby

The Bedfordshire village Eaton Bray is located at the foot of Dunstable Downs/The Chiltern Hills and Whipsnade Zoo, and is surrounded by stunning natural scenery nearby to enjoy countryside walks. Eaton Bray borders alongside the Buckinghamshire village of Edlesborough with both villages serving the community with a range of local amenities such as local shops, Post Office, Doctors Surgery & Pharmacy, pub/restaurants, as well as good schooling within both villages. Council Tax band: G Tenure: Freehold EPC Energy Efficiency Rating: E EPC Environmental Impact Rating: E

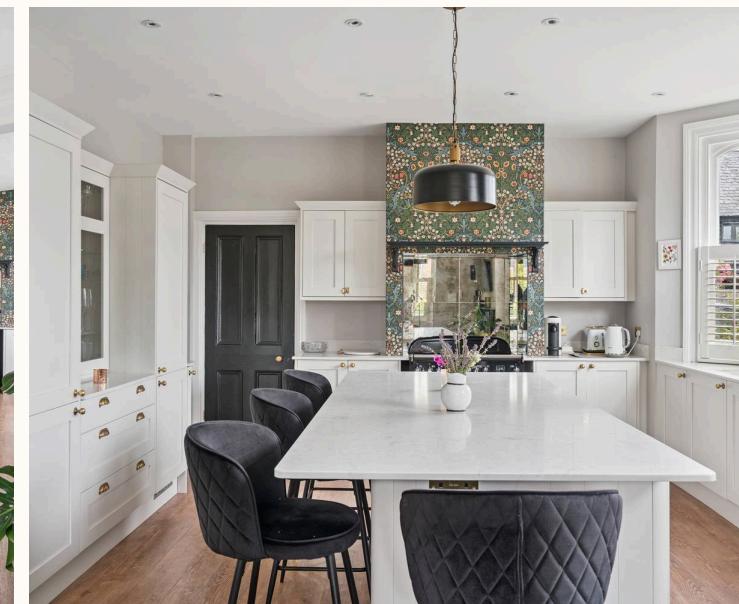
Poplar Farm, High Street

Eaton Bray, Bedfordshire

An exceptional five bedroom 19th Century extended detached farmhouse boasting character and modern finishes, open plan living and reaching 0.5 acre of formal grounds in Eaton Bray with no onward chain.

Thoughtfully extended and beautifully maintained by the current owners, Poplar Farm dates back to 1845 and is a remarkable family home blending original period charm with contemporary finishes throughout. Boasting an impressive 2738 sq. ft. of elegant and versatile living space, this impressive residence is perfectly suited for modern family life. At the heart of this residence, a beautifully appointed open plan kitchen/breakfast room extends over 30ft. in length-creating the ideal setting for both everyday living and entertaining. Nestled in approximately 0.5 acre of private formal grounds, Poplar Farm is ideally located in the heart of the sought-after Bedfordshire village of Eaton Bray. Combining generous living space, period charm, contemporary style, and a prime village location, this exceptional property presents a rare opportunity to acquire a home perfectly tailored for modern living.

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Approximate Gross Internal Area
 Ground Floor = 137.9 sq m / 1,484 sq ft
 First Floor = 93.9 sq m / 1,011 sq ft
 Outbuilding = 22.6 sq m / 243 sq ft
 Total = 254.4 sq m / 2,738 sq ft



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.