



Town & Country

45 Church Lane, Eaton Bray

Guide Price **£1,200,000**



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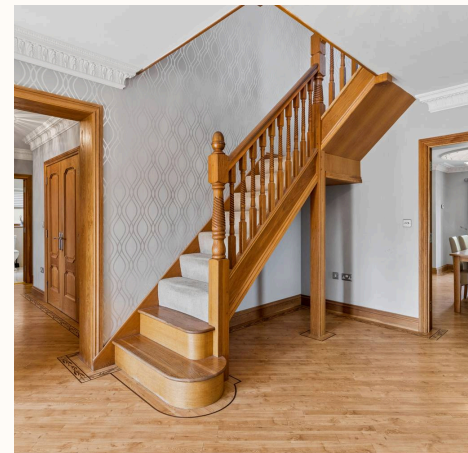
Eaton Bray, Dunstable

- Impressive Four Bedroom Property In The Heart Of Eaton Bray
- Generous Hallway With Sweeping Oak Staircase
- Dual Aspect Living Room With Feature Fireplace, Views & Garden Access
- Formal Dining Room With Patio Access
- Oversized Kitchen / Breakfast Room
- Study & Utility Room
- 3 Ensuite Bedrooms
- Bedroom 4 & Family Bathroom
- Double Garage With Electric Doors & Gated Parking for 8 cars
- Garden With Outbuildings & Views Across Fields & Allotments

Council Tax band: TBD

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



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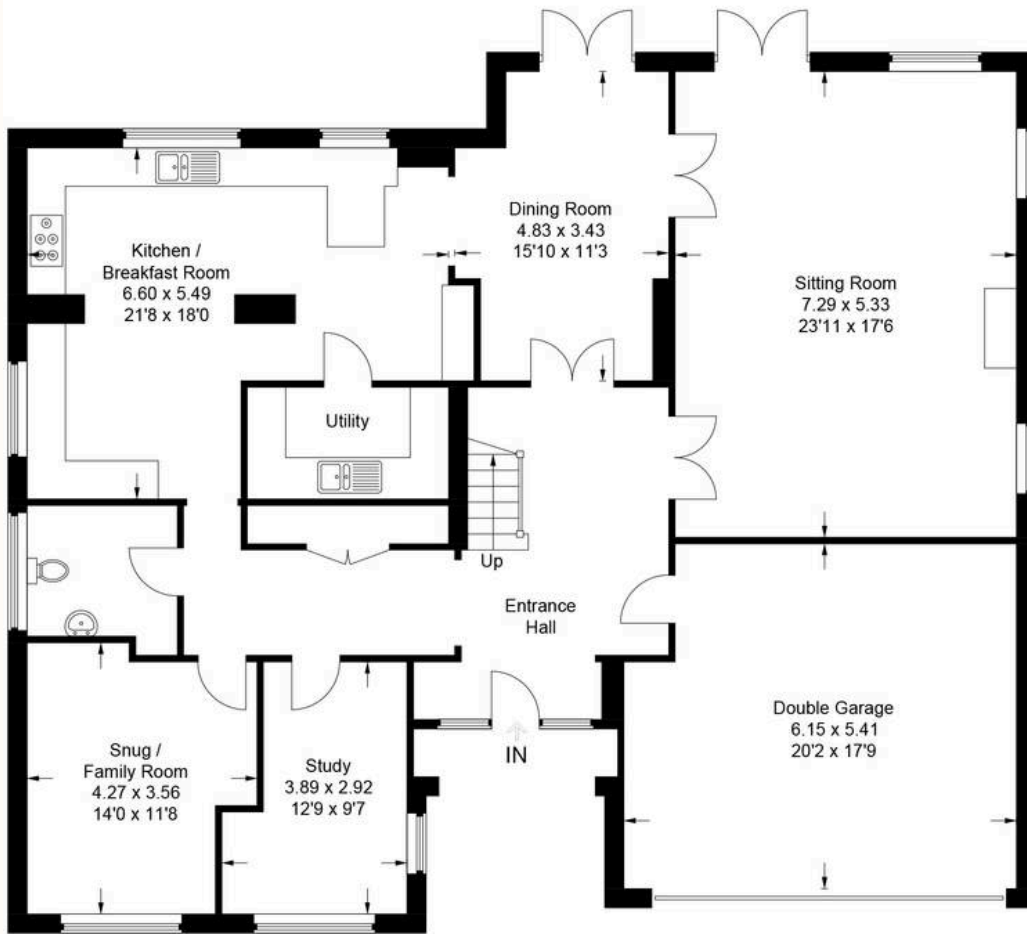
An impressive four bedroom property in the heart of Eaton Bray on Church Lane, this exceptional home combines refined elegance with generous proportions, offering an unrivalled living experience for discerning buyers.

Upon entering, a spacious hallway welcomes you, featuring a sweeping oak staircase that sets the tone for the impeccable craftsmanship found throughout. The dual aspect living room is a true centrepiece, boasting a striking feature fireplace and expansive windows that frame picturesque views, while also providing direct access to the gardens, creating a seamless connection between indoor and outdoor living. Entertain in style within the formal dining room, which is perfectly positioned with patio access, ideal for both intimate dinners and larger gatherings. The oversized kitchen and breakfast room is thoughtfully designed for both culinary pursuits and relaxed family dining, featuring high quality fittings and ample space for both preparation and seating. For those who work from home, a dedicated study offers a quiet and productive environment, complemented by a practical utility room that enhances every-day convenience. There is also a family snug that completes the ground floor.

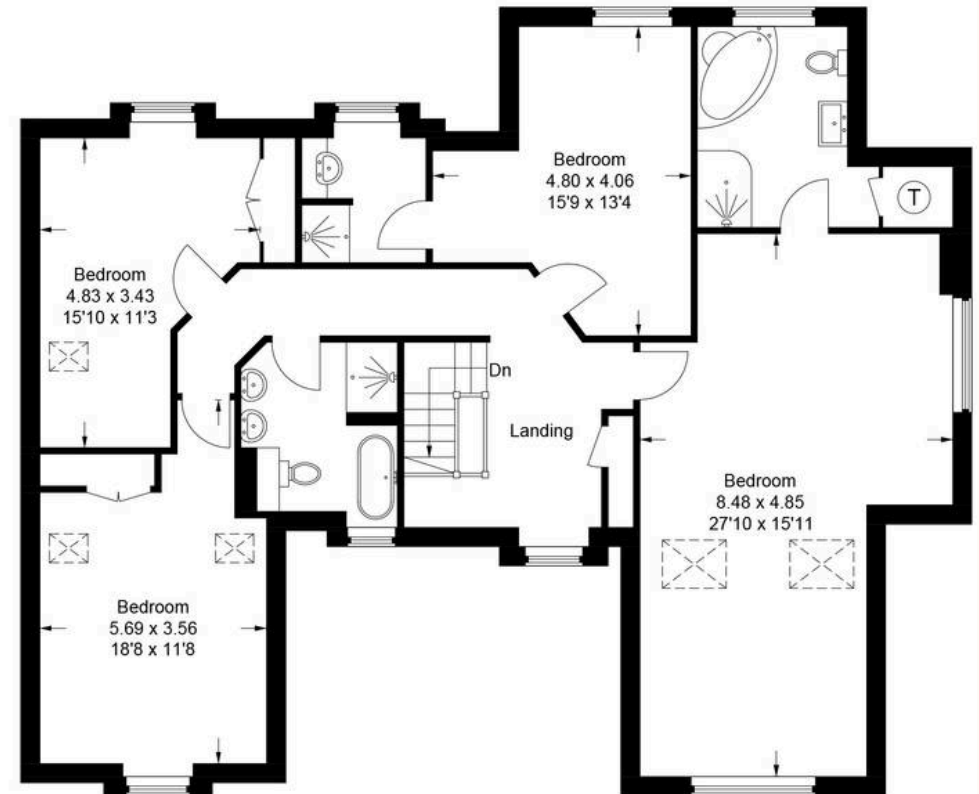
The bedroom accommodation is equally impressive, with three luxurious ensuite bedrooms providing privacy and comfort for family members or guests, while a fourth bedroom is served by a well-appointed family bathroom. The primary has a dressing area and space for a seating area with views. Additional features include a double garage with electric doors, as well as secure, gated parking for up to eight cars, ensuring convenience and peace of mind for residents and visitors alike. This remarkable property is further enhanced by a garden outbuilding and captivating views across open fields and allotments (providing a tranquil and picturesque backdrop to daily life), making this a truly unique opportunity to acquire a home of distinction in a sought-after village location.



Approximate Gross Internal Area
Ground Floor = 183.2 sq m / 1,972 sq ft
(Including Double Garage)
First Floor = 122.5 sq m / 1,318 sq ft
Total = 305.7 sq m / 3,290 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.