







-  6 Bedrooms
-  6 Bathrooms
-  3 Receptions
-  Large Garden
-  Garage & Driveway
-  EPC Band D



Freehold

Council Tax Band:  
G £4,066.63 (2026/27)

Local Authority:  
Buckinghamshire Council

 **ashtons**  
for life's great moves

Eaton Bray Road, Northall, LU6 2EU  
Guide price of £1,400,000

Stunning detached 6-bed home with flexible living space, optional annexe, and views over the Dunstable Downs.

### Description

This stunning detached home has been beautifully enhanced and offers flexible, spacious accommodation with a potential annexe for multi-generational living. The property surrounds a central decked seating area, and expansive windows maximise light and remarkable views. The ground floor features a spacious entrance hall leading to a large contemporary kitchen/diner with bi-fold doors, stylish units, a central island, and integrated appliances, including twin ovens, induction hob, dishwashers, fridge/freezer, drinks fridge, and more. Underfloor heating runs throughout. Two reception rooms branch off the kitchen: a large living room with a log burner and air conditioning, and a dual-aspect lounge/diner with garden views. The annexe includes a kitchen, lounge with bi-fold doors, and a bedroom with an en-suite. Upstairs, four double bedrooms each have en-suites. The principal bedroom boasts a dressing room and luxurious bathroom. Air-conditioning is provided in all bedrooms, and some rooms feature Juliet balconies. The front offers ample parking, while the west-facing rear garden is perfect for entertaining, featuring a deck and covered gazebo with stunning countryside views.

### Location

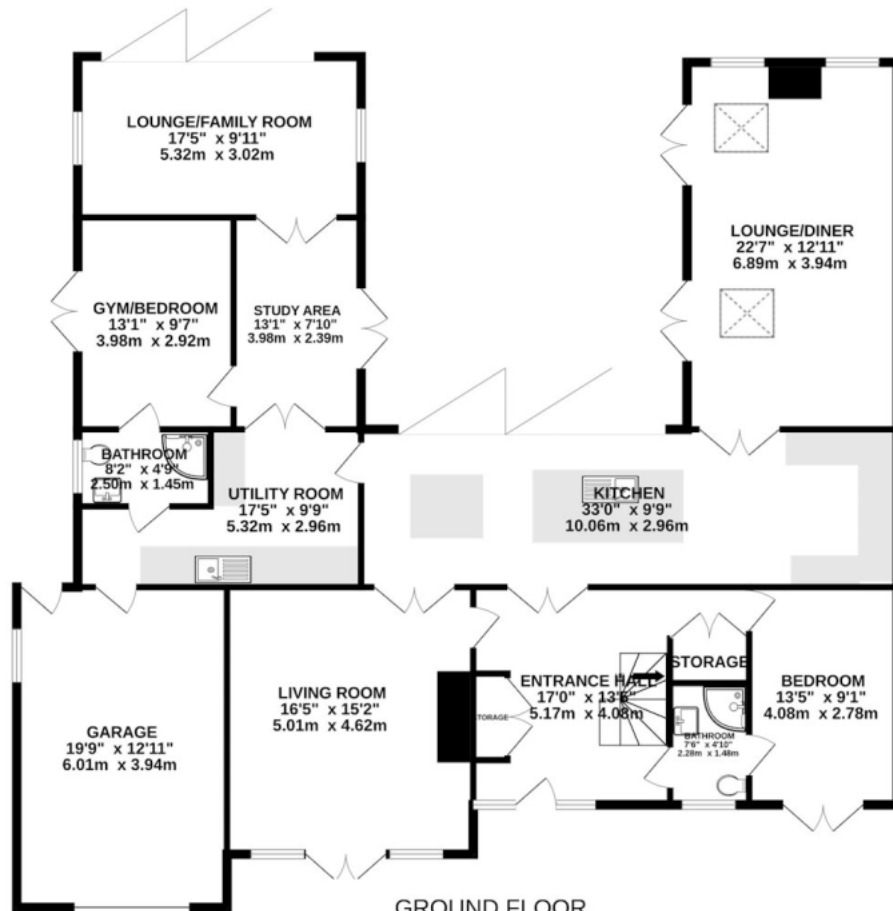
Located on the edge of the Chiltern Hills, an Area of Outstanding Natural Beauty, this idyllic spot offers fabulous views across the Dunstable Downs and direct access to picturesque walks and cycling routes.



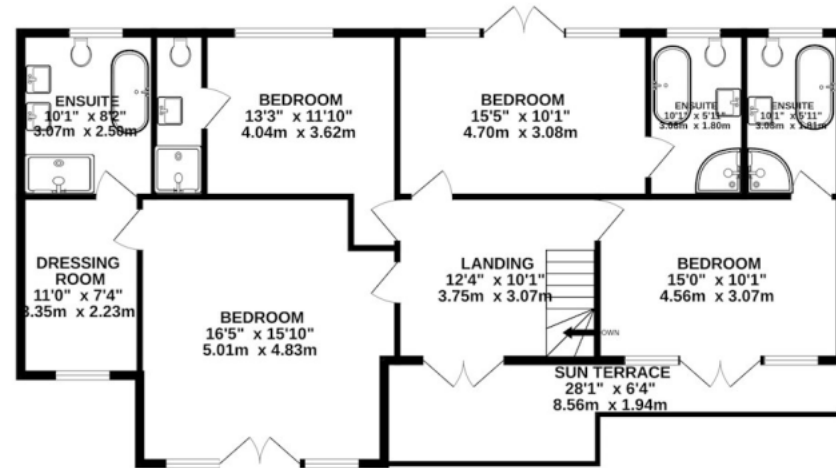
In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







GROUND FLOOR  
2110 sq.ft. (196.0 sq.m.) approx.



1ST FLOOR  
1313 sq.ft. (122.0 sq.m.) approx.

TOTAL FLOOR AREA : 3423 sq.ft. (318.0 sq.m.) approx.

This floorplan is for illustration purposes only, the measurements and position of each element are approximate and must be viewed as such.

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.