



**HUNTERS®**

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16 The Rye, Eaton Bray, Dunstable, Bedfordshire, LU6 2BQ



# 16 The Rye, Eaton Bray, Dunstable, Bedfordshire, LU6 2BQ

Guide Price £825,000

- RECENTLY RENOVATED AND REMODELLED DETACHED HOME
- STUNNING OPEN PLAN KITCHEN, LIVING AND DINING SPACE
- PILLAR-LESS SLIDING DOORS OPENING TO THE REAR GARDEN
- UNDERFLOOR HEATING IN THE OPEN PLAN LIVING AREA AND UTILITY ROOM
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- LOCATED WITHIN THE PICTURESQUE VILLAGE OF EATON BRAY
- QUARTZ WORKTOPS WITH MATCHING ISLAND AND INTEGRATED APPLIANCES
- FOUR DOUBLE BEDROOMS WITH FLEXIBLE ACCOMMODATION
- LANDSCAPED REAR GARDEN WITH COMPOSITE DECKING AREA
- INTERACTIVE VIRTUAL TOUR

Situated within the picturesque village of Eaton Bray, this recently renovated and thoughtfully remodelled detached home offers an exceptional blend of contemporary design, stylish living and modern comfort, finished to an outstanding standard throughout. Enhanced by sleek aluminium windows and attractive cedar wood cladding wrapping the exterior, the property provides striking kerb appeal alongside modern efficiency.

From the moment you step inside, the quality and attention to detail are immediately apparent. The heart of the home is the stunning open plan living space, designed perfectly for modern family life and entertaining. The beautifully appointed kitchen features an extensive range of sleek cabinetry complemented by elegant quartz worktops and a matching central island, alongside a range of integrated appliances. This impressive space flows effortlessly into the living and dining area, where a feature wood burning stove creates a warm focal point, while striking pillar-less sliding doors open seamlessly onto the rear garden, enhancing the connection between indoor and outdoor living.

The ground floor further benefits from underfloor heating in the open plan kitchen and utility room, a dedicated home office ideal for remote working, two well-proportioned double bedrooms, and a luxurious four piece family bathroom finished in a contemporary style.

Upstairs, the first floor continues to impress with two additional spacious double bedrooms, served by a modern shower room, offering flexible accommodation suited to families or visiting guests.

Externally, the landscaped rear garden provides an ideal setting for relaxation and entertaining, featuring a stylish composite decking area alongside lawned space. To the front, a generous driveway provides off-road parking for multiple vehicles.

Elegant, modern and beautifully finished, this exceptional home offers turnkey living within a highly desirable village setting and must be viewed to be fully appreciated.

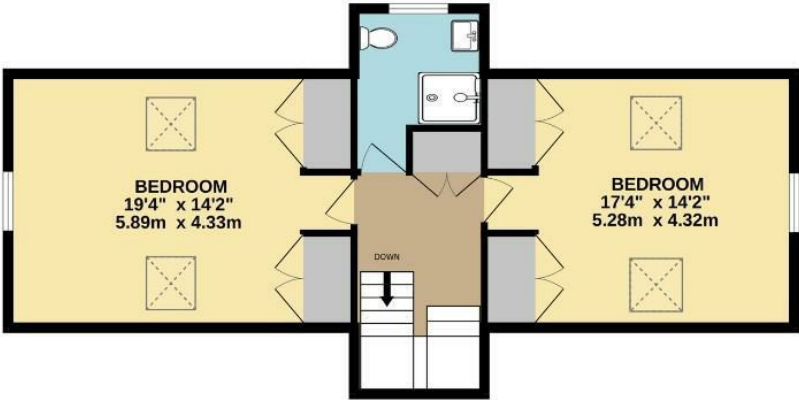
Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252

tring@hunters.com | www.hunters.com

GROUND FLOOR  
1501 sq.ft. (139.4 sq.m.) approx.



1ST FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 2177 sq.ft. (202.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |



























