
HUNTERS®
HERE TO GET you THERE
22 St. Marys Glebe, Edlesborough, Dunstable, LU6 2RB

22 St. Marys Glebe, Edlesborough, Dunstable, LU6 2RB

Offers In Excess Of £600,000

- SUBSTANTIAL FOUR-BEDROOM DETACHED FAMILY HOME
- EXCELLENT POTENTIAL FOR MODERNISATION AND PERSONALISATION
- SPACIOUS KITCHEN, UTILITY ROOM AND HOME OFFICE
- BEAUTIFUL ENCLOSED REAR GARDEN WITH MATURE TREES
- ATTRACTIVE REAR OUTLOOK ACROSS OPEN COUNTRYSIDE
- HIGHLY DESIRABLE EDLESBOROUGH VILLAGE LOCATION
- GENEROUS LOUNGE, SEPARATE DINING ROOM AND CONSERVATORY
- GROUND-FLOOR SHOWER ROOM AND FIRST-FLOOR FAMILY BATHROOM
- INTEGRAL DOUBLE GARAGE AND DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- VIEWINGS HIGHLY RECOMMENDED

Situated in a highly desirable position within the picturesque village of Edlesborough, this substantial four-bedroom detached family home presents an exceptional opportunity for purchasers seeking generous living accommodation, a beautiful garden setting and the potential to create a truly outstanding home.

Offering an impressive arrangement of versatile living spaces across two floors, the property provides generous accommodation ideally suited to family living. Although requiring some updating and modernisation, the property offers excellent potential for purchasers looking to create a home to their own taste and specification.

Upon entering the property, a welcoming entrance hallway provides access to the principal ground-floor accommodation. The impressive lounge is a particularly generous reception room, offering an abundance of space for both comfortable everyday living and entertaining. A feature bay window allows natural light to fill the room, creating a bright and inviting atmosphere.

Positioned towards the rear of the property, the separate dining room provides an excellent setting for family meals and more formal occasions, with an attractive outlook towards the conservatory and rear garden beyond.

The substantial conservatory extends across much of the rear elevation, offering a wonderfully versatile additional reception area. Enjoying views across the garden and towards the surrounding countryside, this light-filled space provides an ideal setting in which to relax and appreciate the property's attractive surroundings, with direct access to the outside.

The kitchen offers generous proportions and a practical arrangement of fitted units and work surfaces, providing ample space for food preparation and everyday family living. With its excellent size and layout, the room presents exciting potential to create a contemporary kitchen tailored to modern lifestyles.

Adjoining the kitchen is a useful utility room, providing additional workspace and laundry facilities, together with convenient access to the integral double garage.

Completing the ground-floor accommodation is a dedicated home office, ideal for those working remotely or requiring a quiet study space, alongside a conveniently positioned shower room.

Ascending to the first floor, a central landing provides access to four bedrooms, offering flexible accommodation for growing families, visiting guests or those requiring additional workspace. Three of the bedrooms are particularly well proportioned, while the fourth offers versatility as a nursery, dressing room or additional study.

The bedrooms are served by a family bathroom, completing the first-floor accommodation.

One of the property's most appealing features is its delightful enclosed rear garden, providing a wonderful sense of space and privacy. Predominantly laid to lawn, the garden is complemented by established planting and mature trees, creating an attractive and peaceful outdoor environment.

Enjoying a particularly desirable outlook across open countryside, the garden offers an idyllic setting for outdoor entertaining, family activities or simply relaxing and appreciating the surrounding scenery.

To the front, a generous driveway provides off-road parking for multiple vehicles and leads to the integral double garage, offering excellent additional parking and storage facilities.

Combining substantial accommodation, an enviable village setting and exciting scope for personalisation, this impressive detached home represents a rare opportunity to create a wonderful long-term family residence in one of the area's most desirable locations.

Nestled at the foot of the Chiltern Hills, Edlesborough is a highly regarded Buckinghamshire village, celebrated for its attractive rural surroundings, welcoming community and excellent accessibility to nearby towns and transport connections.

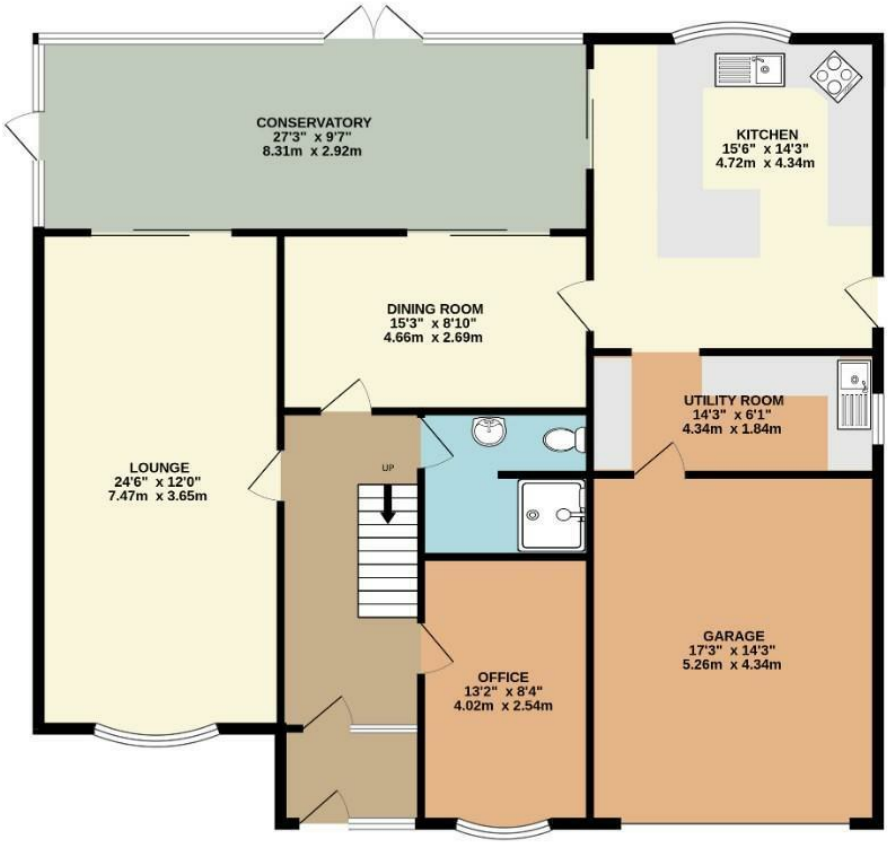
The village offers a range of everyday amenities, including a local convenience store, traditional public houses, a village green and the well-regarded Edlesborough School. The neighbouring villages of Eaton Bray and Dagnall provide further facilities, while the nearby market towns of Tring, Leighton Buzzard and Berkhamsted offer a wider selection of independent boutiques, supermarkets, restaurants and leisure amenities.

For those who enjoy outdoor pursuits, the surrounding countryside provides an abundance of scenic walking and cycling routes, with the magnificent Ashridge Estate, Ivinghoe Beacon and the wider Chiltern Hills all within easy reach.

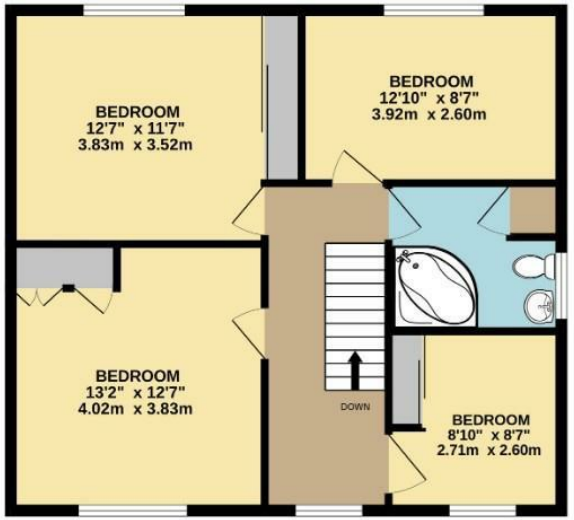
Commuters are particularly well served by nearby mainline railway stations at Tring and Leighton Buzzard, providing convenient services towards London Euston. Excellent road connections also provide access to the A41, M1 and surrounding commercial centres.

Combining peaceful countryside living with excellent local amenities, attractive village surroundings and convenient transport links, Edlesborough continues to be a popular choice for families and professionals alike.

GROUND FLOOR
1560 sq.ft. (144.9 sq.m.) approx.

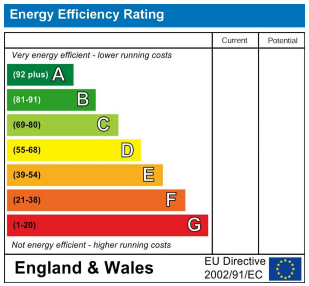


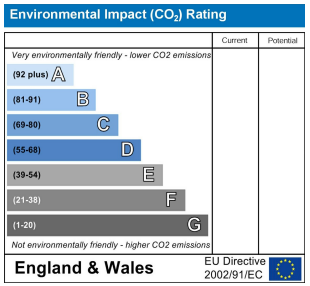
1ST FLOOR
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 2234 sq.ft. (207.5 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.
Made with Metropix ©2026






November































