



Castles

GOLDMOSS HOUSE
Common Road, Kensworth, Dunstable LU6 2PN

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£1,500,000
(Freehold)

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An imposing 4/5 Bedroom Detached Home, with commanding views across the countryside.



From the double height Entrance Hall to the bespoke Fitted Kitchen, it's immediately obvious this Family Home has been designed with attention to detail and a flair of luxury.

Porcelanosa, Neff and Hansgrohe are some of the highly recognisable luxury brands used within this home. In addition, this property has some serious Eco credentials with a Sedum living grass roof, high quality insulation and an Air Source Heat Pump giving this property an EPC rating of B.

The property has accommodation split over two principle floors with the primary Living Space located on the Ground Floor, both the Kitchen and the Formal Lounge having bi-folding doors bathing the rooms in natural light and framing the ever changing Countryside views throughout the seasons. The Master Suite enjoys a stunning four piece En-Suite and a Balcony from which to enjoy the exceptional views. The Three further Bedrooms also boast their own En-Suite Bathrooms.

The Gardens are really the cherry on the cake, with Gardens extending to 5 acres, split between formal Gardens and a post and rail Fenced Paddock.

Specifications

4/5 BEDROOMS
2 RECEPTION ROOMS
5 BATHROOMS
DETACHED
5 ACRES OF LAND
ECO DESIGN
STUNNING VIEWS
VILLAGE LOCATION

A breath-taking location overlooking rolling fields and mature woodlands and being almost invisible from the road on this wonderful private development of just four architecturally designed unique homes set behind electric gates.

Located in a rural setting within The Chilterns area of outstanding natural beauty.

Goldmoss House is the largest of the four houses, enjoying some 3400 sq. ft. of living space plus the largest plot of almost 5 acres and uninterrupted Countryside views







A little about the corner of the world we call home...

We are lucky to be in the Chiltern Hills, surrounded by well managed agricultural land and traditional mixed woodland. The historic village of Studham with two pubs, a church and active sports club is within half a mile. Comprehensive facilities are available in Berkhamsted just 7 miles away including good shopping. There is a strong selection of both state and independent schools in the district, notably Beechwood Park Prep School and Berkhamsted Schools for boys and girls.

Communications are excellent by both road and rail. The A41 linking to the M25 is within 8 miles and the M1 6 miles away. Fast and frequent trains leave Hemel Hempstead reaching London Euston in approximately 31 minutes. Luton Airport is positioned only 10 miles away.

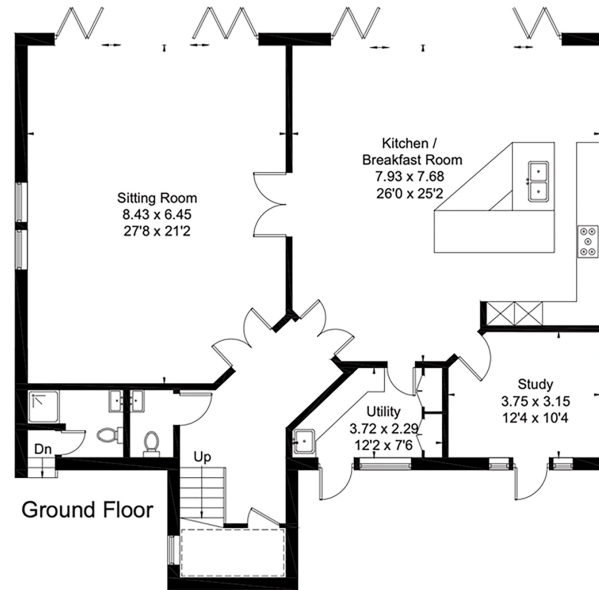
Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

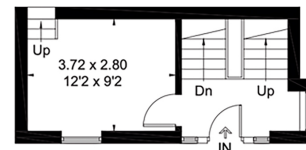
All measurements are approximate and photographs provided are for guidance only.

Approximate Gross Internal Area

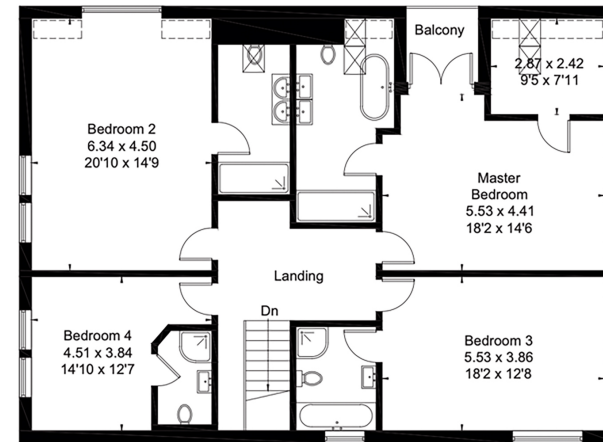
Total= 318.4 sq m / 3427 sq ft



Ground Floor



Raised Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0



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.
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Tenure: Freehold

Council Tax Band: H

EPC Rating: B

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