



Castles

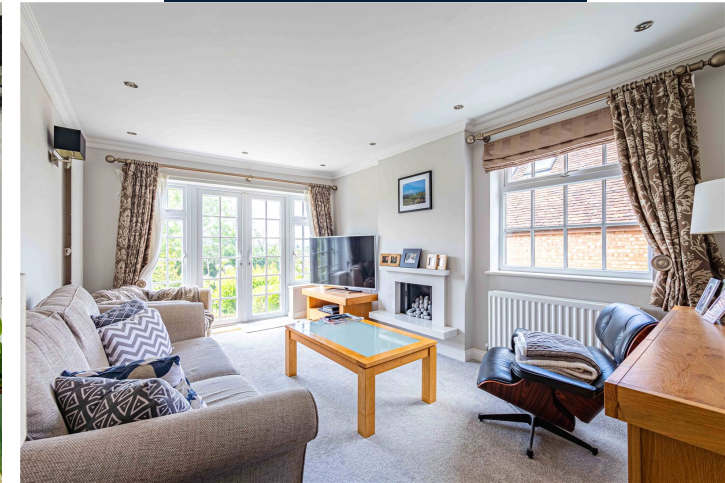
CASTLE HILL ROAD
Totterhoe, Bedfordshire

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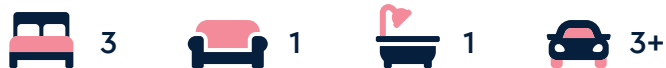
Totternhoe, Bedfordshire

**Asking
Price**
£588,000
(Freehold)

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Situated in an elevated position on the edge of Totternhoe Knolls and enjoying fantastic views towards Ivinghoe Beacon and as far as the Chiltern Hills, this unique 3 bedroom detached must be viewed to fully appreciate its space and views.



Well positioned and sat back from the road with parking for numerous vehicles leading to the double garage with electric door, there is also a built in EV charger. The generous front garden offers tremendous privacy as well as established plants.

Entering the property you are greeted by an open hallway giving a real feeling of space, from the hallway you enter the dual aspect lounge enjoying the fore mentioned views as well as out to the knolls which overlooks Castle Close.

The refitted kitchen diner with vaulted ceiling, sky lights, stable door and French doors leading out to the front garden meaning the space is light and airy. Fully fitted with built in eye level oven, alongside combi oven and warming draw, as well as an induction hob alongside 2 ring gas hob.

Leading up half a flight of stairs takes you to the bedrooms, Bedroom 1 & 2 both enjoy French doors onto the rear garden. In addition there is a third bedroom with built in wardrobes. The accommodation is completed by a 4-piece family bathroom and additional W.C.

Specifications

- Amazing views
- Impressive accommodation
- 3 bedrooms
- Refitted kitchen diner
- Dual aspect lounge
- Driveway parking for numerous vehicles
- Double Garage



The rear garden is laid to patio with raised beds and features access to a double garage and a powered outbuilding.



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

We are lucky to be situated on the borders of Bedfordshire and Buckinghamshire, with views of the area which extend from Eaton Bray into the parish of Edlesborough and outlying villages.

The name 'Eaton' derives from the old English 'eitone', meaning 'farm by a river'. In the Domesday Book it was listed just as Eitone while 'Bray' comes from Sir Reginald Bray and the family that once owned the manor located at what is today 'Park Farm'. At one time Eaton Bray had a moated castle at the farm and what remains of it is now open to the public for fishing.

The village also houses the 'Coffee Tavern' which was built by a teetotal vicar of the parish to encourage the villagers out of the local public houses and was financed by the Wallace family known for their nurseries which grew famous carnations. Many of the roads in the area are named after them.

Edlesborough is next to Eaton Bray, just over the county boundary in Bedfordshire – about 3 miles (5 km) west-south-west of Dunstable. It offers easy commuting with train

travel times from nearby Cheddington to London Euston around 45 minutes. Luton Airport is just over 8 miles away.

There are also good education opportunities with the Eaton Bray and Edlesborough Academies nearby for primary schooling while the area is within the catchment for a number of good secondary schools.

As well as the village of Edlesborough itself, the civil parish also includes the hamlets of Dagnall, Northall and part of Ringshall. Hudnall was transferred in 1885 to the parish of Little Gaddesden in Hertfordshire. Other villages in the area include Totternhoe, Slapton, Northall, Whipsnade – famous for its zoo-, Studham and Invinghoe Aston.

All offer the benefits of a semi-rural environment with close proximity to a wide range of facilities. There are many areas of natural beauty and open spaces such as the Dunstable Downs and Gateway Centre and Mead Open Farm.

With close proximity to larger towns such as Berkhamsted, Tring, Luton, St Albans and Milton Keynes the areas around Eaton Bray mix the convenience of modern living with the benefits of semi-rural living.

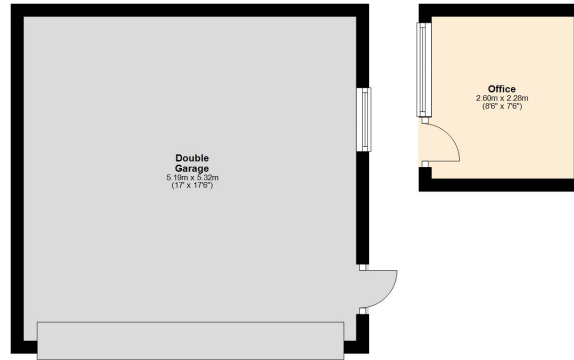
Please Note:

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.

Tenure: Freehold
Council Tax Band: E
EPC Rating: TBC

Outbuilding
Approx. 33.5 sq. metres (361.0 sq. feet)



Ground Floor
Approx. 87.7 sq. metres (943.5 sq. feet)



Total area: approx. 121.2 sq. metres (1304.5 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

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