



Castles

CASTLE HILL ROAD
Totternhoe, Bedfordshire

CASTLE HILL ROAD

Totternhoe, Bedfordshire

Asking Price
£1,100,000
(Freehold)

Castles



Discover the charm and elegance of this elevated, extended detached chalet bungalow, a hidden gem boasting panoramic 180-degree views over the countryside towards Ivinghoe Beacon.



As you step into the oversized hallway, you are immediately captivated by the light-filled, spacious entrance that sets a welcoming tone for the rest of the home. The lounge, once two rooms now combined into a single, stunning triple-aspect space, features a cozy window seat, a gas-effect fireplace, and French doors that open to an easy-to-maintain decking area and roof terrace, perfect for soaking in the breath taking views.

Specifications

- Stunning Views over Ivinghoe Beacon
- Backing onto Totternhoe Knolls
- Flexible accommodation
- Fantastic entertaining space
- Extensive Kitchen diner
- 5 Bedrooms
- 5 bath/shower rooms
- Well maintained gardens
- Double garage

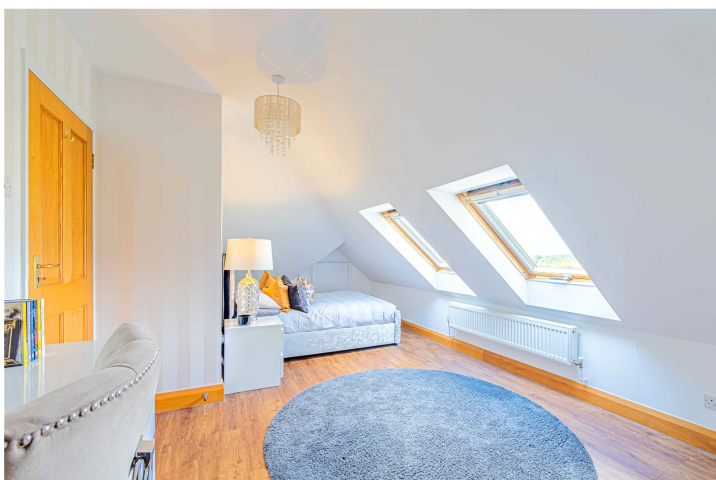
The U-shaped, refitted kitchen diner is a chef's dream, complete with granite effect work surfaces, a dining area spacious enough for a 14-seater table, and a soft seating area with a bay window. Adjacent to the kitchen, a door leads to an oversized utility room with direct access to the rear garden. The ground floor also includes two double bedrooms, each with its own en suite shower room, and an office that can serve as an additional bedroom or reception room.

This home truly offers more than meets the eye, combining luxury, convenience, and stunning natural beauty.

Upstairs, the impressive master bedroom features a refitted en suite and a walk-in wardrobe. Two additional bedrooms, a shower room, and a generous storage area complete the upper level. Outside, the well-maintained gardens offer picturesque views over Totternhoe Knolls. The property also includes a double garage with an electric door and EV charger, along with extensive parking space.







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.

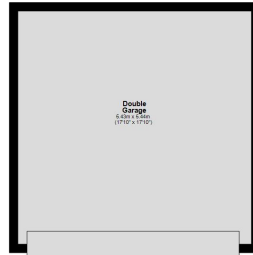
With close proximity to larger towns such as Berkhamsted, Tring, Luton, St Albans and Milton Keynes the areas around Eaton Bray mix the convenience of modern living with the benefits of semi-rural living.

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.

Lower Ground Floor
Approx. 29.6 sq. metres (318.3 sq. feet)



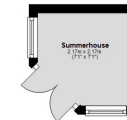
First Floor
Approx. 61.7 sq. metres (663.9 sq. feet)



Ground Floor
Approx. 173.3 sq. metres (1865.2 sq. feet)



Outbuilding
Approx. 4.2 sq. metres (44.9 sq. feet)



Total area: approx. 268.7 sq. metres (2892.4 sq. feet)
This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

Tenure: Freehold
Council Tax Band: G
EPC Rating: C

Berkhamsted Office: 148 High Street, Berkhamsted, Hertfordshire HP4 3AT **Tel: 01442 865252**
Boxmoor Office: 33 St John's Road, Hemel Hempstead, Hertfordshire HP1 1QQ **Tel: 01442 233345**
Eaton Bray Office: 2a Wallace Drive, Eaton Bray, Dunstable LU6 2DF **Tel: 01525 220605**
Kings Langley Office: 1 High Street, Kings Langley, Hertfordshire WD4 8AB **Tel: 01923 936900**
Associated London Office: 121 Park Lane, Mayfair, London W1K 7QG **Tel: 020 7079 1595**
www.castlestateagents.co.uk



Castles