



Castles

BROWNLOW RISE  
Totterhoe, Bedfordshire

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Asking  
Price  
**£550,000**  
(Freehold)

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Situated in an elevated position with fantastic views over Dunstable Downs and Totternhoe Knolls, this 3 double bedroom, chalet bungalow offers more than initially meets the eye.



### Specifications

- Fantastic views
- 3 Double Bedrooms
- 2 En Suites
- 4 Piece Family bathroom
- Refitted Kitchen
- Bi Fold Doors
- Low maintenance gardens
- Garage and parking.

Upon entering the property you are greeted by a well proportioned hallway providing access to the lounge, bathroom with a 4 piece suite including a free standing roll top bath, a double bedroom boasting a dressing room and en suite and the refitted kitchen. Amtico flooring seamlessly flows from the hallway into the kitchen and additional breakfast area, with patio doors to a raised veranda in the rear garden and door into the utility room. The kitchen has been designed with functionality in mind, with ample granite work surfaces, high gloss cabinets, a 5 gas ring range cooker, integrated full height fridge and integrated dishwasher.

The front to back, dual aspect lounge diner is a light bright space with an open fireplace, showcasing the views through bi fold doors which flows onto the raised veranda in the rear garden, complete with awning. The ground floor also offers an additional office which can be accessed from both front and rear gardens, perfect as a separate work space away from the rest of the house. Upstairs to the first floor there are two further bedrooms that are good size doubles, with built in wardrobes in the master bedroom. The master also benefits from an En suite and heated towel rail. Both bedrooms enjoy far reaching views to the rear through floor to ceiling windows and there is ample storage space under the eaves with good access.

Externally, in the rear garden, the current owners have created a low maintenance, layered, private space with areas of lawn, decking, several seating areas, artificial grass and a raised bed. Finally to the rear is a garage and parking.



The extended and updated home offers tremendously flexible accommodation and should be viewed to fully appreciate the space, condition and views!



#### 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.

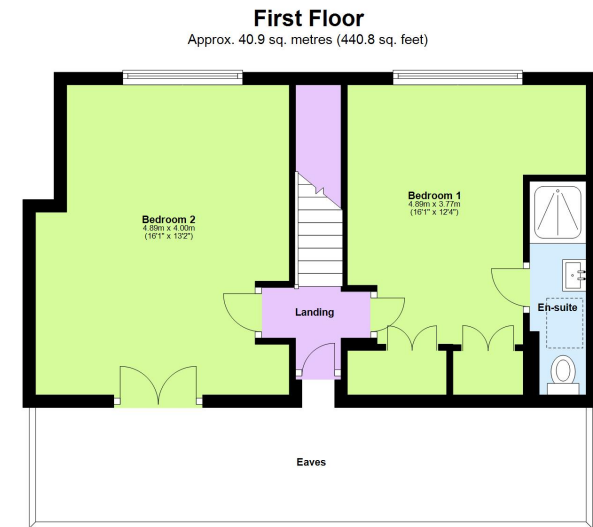
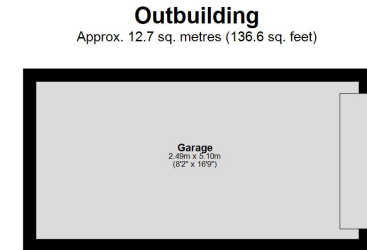
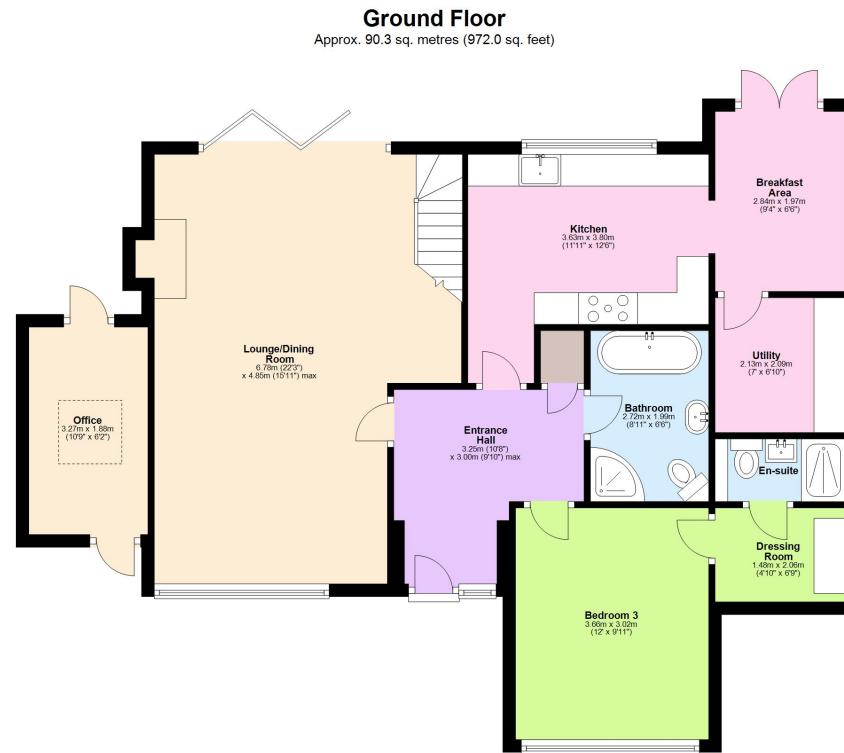
With close proximity to larger towns such as Berkhamsted, Tring, Luton, St Albans and Milton Keynes the areas around Eaton Bray mix the convenience of modern living with the benefits of semi-rural living.

**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: F  
EPC Rating: TBC



Total area: approx. 143.9 sq. metres (1549.4 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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