



Castles

CASTLE HILL ROAD
Totternhoe, LU6 1RG



A Detached, double fronted family home overlooking the recreation ground in the popular village of Totternhoe



Ground floor accommodation comprises: Wide Entrance Hall, Cloakroom, an Office/Study, a bay fronted, dual aspect Lounge and separate Dining Room.

Following through is the beautiful fully fitted Kitchen and Utility Room. The first floor accommodation comprises: A bright, galleried landing featuring views of the recreation ground opposite, the Master Bedroom with fitted wardrobes and en suite. On this floor are three further Double Bedrooms and a family Bathroom.

Externally the property boasts a sizeable, mature front garden featuring a lawn space, shrub boarders and a pathway leading to the front door. There is a gated pathway at the side of the house providing access to the private, south-west facing Rear Garden featuring a patio space, lawn area and shrub boarders.

There is also access to a detached, Double Garage and Off-Street Parking for multiple vehicles in front of it - accessed via Church Green.

Specifications

4 BEDROOMS
2 RECEPTION ROOMS
2 BATHROOMS
DETACHED HOUSE
DOUBLE GARAGE
GARDEN
VILLAGE LOCATION



Offered to the market with NO ONWARD CHAIN the property boasts well proportioned and bright accommodation.



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.

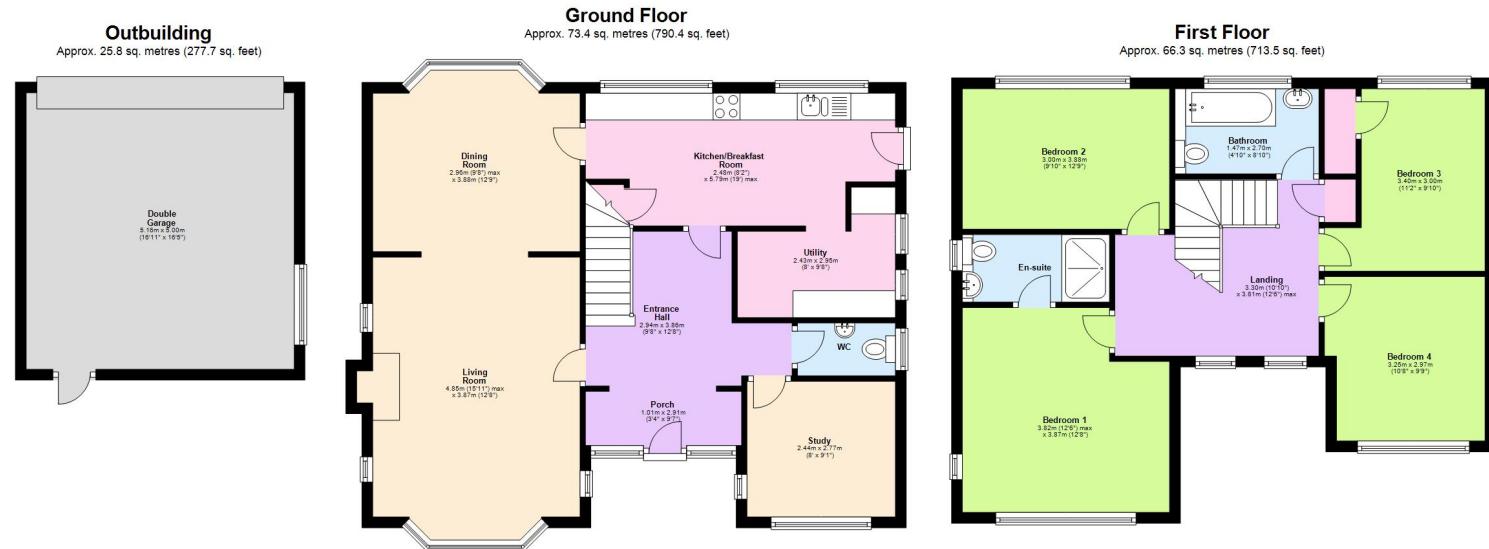
All offer the benefits of a semi-rural environment with close proximity to a wide range of facilities. There are many areas of natural beauty and open spaces such as the Dunstable Downs and Gateway Centre and Mead Open Farm.

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: C

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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.castlesestateagents.co.uk



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