



Castles

CASTLE HILL ROAD  
Totternhoe, LU6 1RG



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£600,000  
(Freehold)

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This modernised 4-bedroom home still offers scope to add your personal touch with contemporary interiors that will appeal to a modern family



Upon entering the property, you are greeted by a spacious entrance hall that provides access to the downstairs areas and leads to the first-floor accommodation. The recently fitted kitchen is a true highlight, featuring a beautiful butler sink, stylish copper taps, and ample space for an American-style fridge freezer. The kitchen also boasts integrated appliances and a mosaic tiled splashback. Adjacent to the kitchen, you will find a separate utility room with built-in storage cupboards, offering practicality and convenience. The lounge/diner offers a generous space with dual aspect views framed by bay windows, which flood the room with natural light. The wooden flooring adds warmth, while the interleading doors between the lounge and dining room offer the flexibility to create separate areas if desired. In the lounge, a cozy log burner provides a focal point. The dining room seamlessly connects to the kitchen, making it ideal for entertaining family and friends. Additionally, there is a study or office offering flexibility to become a playroom if preferred and a convenient WC on this floor. Moving upstairs, the generous landing leads to three further double bedrooms. The master bedroom boasts large windows that offer captivating views of the nearby playing fields. The master bedroom also benefits from an ensuite bathroom with a shower. A well-appointed family bathroom with a bath and an overhead shower caters to the needs of the household, while two additional double bedrooms complete the upper level. Outside, the property features a lovely lawn garden with a paved pathway and patio area, perfect for outdoor entertaining. A garage is discreetly tucked to the side of the property, offering secure storage or parking, with driveway.

## Specifications

4 BEDROOMS  
3 RECEPTIONS  
2 BATHROOMS  
DETACHED HOUSE  
GARDEN  
DRIVEWAY  
GARAGE  
VILLAGE LOCATION





Welcome to this charming double fronted, detached family home located in the picturesque village of Totternhoe



#### 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.

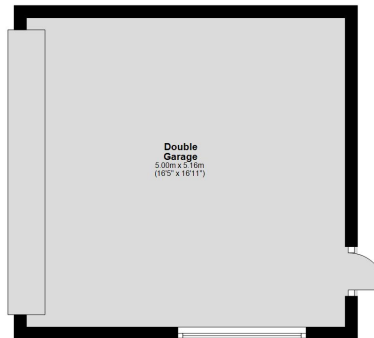
**Tenure:** Freehold

**Council Tax Band:** F

**EPC Rating:** D

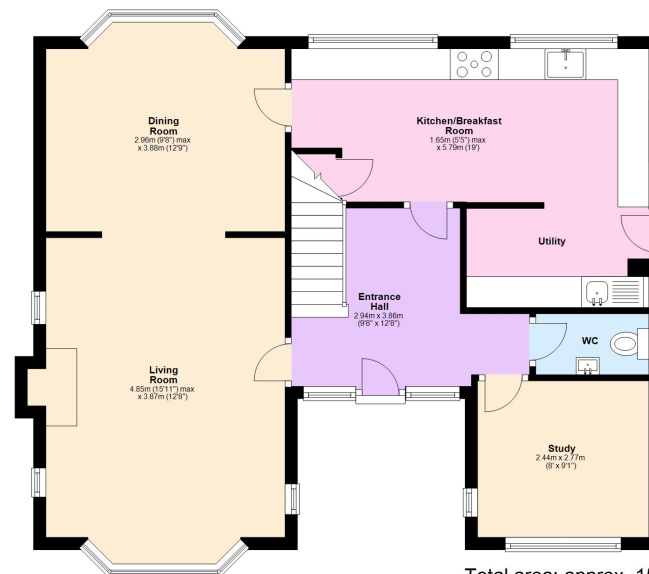
**Outbuilding**

Approx. 25.8 sq. metres (277.7 sq. feet)



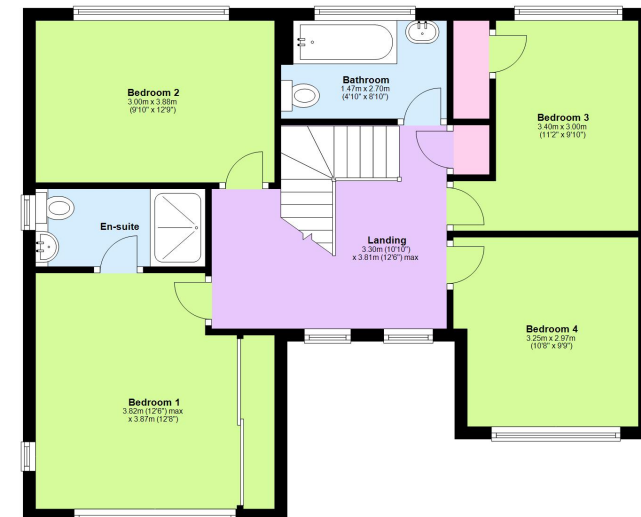
**Ground Floor**

Approx. 62.6 sq. metres (674.3 sq. feet)



**First Floor**

Approx. 66.3 sq. metres (713.5 sq. feet)



Total area: approx. 154.7 sq. metres (1665.5 sq. feet)

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

**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**

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