



Castles

TRING ROAD  
Dunstable, Central Bedfordshire LU6 2PX



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**£875,000**  
(Freehold)

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Nestled in the Chiltern hills in a rural location; this handsome FOUR Bedroom Detached Family Home covers over 2,800 sq. ft of flexible accommodation.



Built in the 1930's, this property showcases classic architecture whilst the more recently added extensions incorporate a modern element.

As you approach the property, there is a large driveway offering ample parking for multiple vehicles. The double garage, positioned to the side of the house, provides through access to the expansive garden and further parking within the various outbuildings.

The front door leads to a substantial hallway. This provides access to the living room which includes a feature fireplace and bay window showcasing the views to the front of the property. The heart of this home is the wrap-around kitchen/diner/living space. Bathed in natural light from its orangery-style extension, this space is perfect for entertaining. Double glass doors lead to a decked patio complete with a jacuzzi and entertaining area. There is also a utility room, hobby area and a convenient downstairs WC on the ground floor.

## Specifications

- DETACHED FAMILY HOME
- 4 BEDROOMS
- OPEN PLAN LIVING
- ORANGERY
- 750ft REAR GARDEN (approx)
- WORKSHOPS
- LARGE DRIVEWAY
- GARAGE
- AMAZING VIEWS
- ACCESS TO DUNSTABLE DOWNS A.O.N.B



On the first floor there are three double bedrooms. Bedroom two and three have built in wardrobes and views of the countryside. The large family bathroom boasts a standalone bath and separate shower. On the second floor in the recent loft conversion, there is a master bedroom with ensuite.

The sprawling rear garden stretches out to the foot of the Dunstable Downs with direct access and views of this Area of Outstanding Natural Beauty.

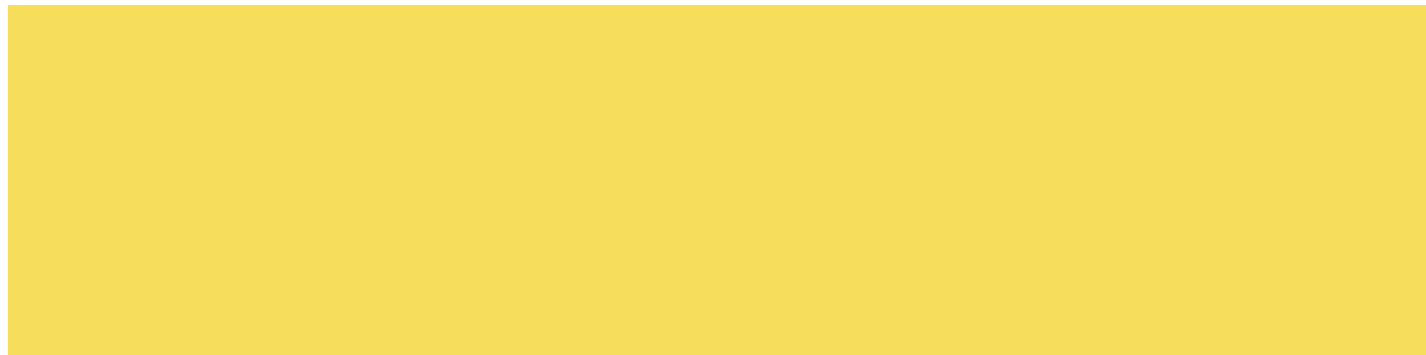
The garden, stretching approximately 750 feet, has views of Dunstable Downs and enjoys activity from the local Historic London Gliding Club. A private gate leads to a footpath on the Downs themselves, whilst a substantial workshop and shed at the rear add practicality to the outdoor space. The garden is laid to lawn, incorporating Bedfordshire variety apple trees, as well as areas of summer meadow flowers in season.













**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.

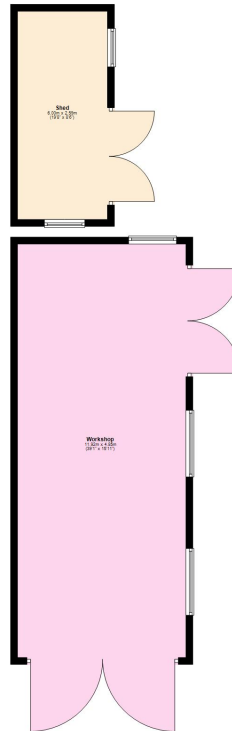
All measurements are approximate and photographs provided are for guidance only.

**Tenure:** Freehold

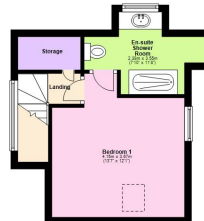
**Council Tax Band:** F

**EPC Rating:** D

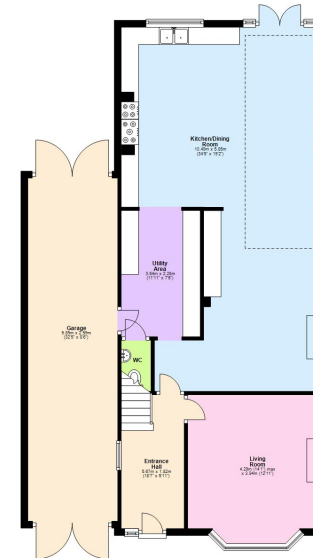
**Outbuilding**  
Approx. 73.4 sq. metres (789.6 sq. feet)



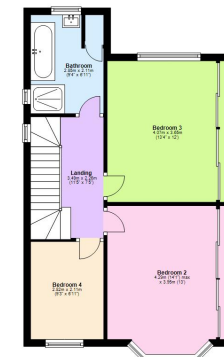
**Second Floor**  
Approx. 24.6 sq. metres (264.4 sq. feet)



**Ground Floor**  
Approx. 111.9 sq. metres (1204.3 sq. feet)



**First Floor**  
Approx. 51.8 sq. metres (557.5 sq. feet)



Total area: approx. 261.6 sq. metres (2815.9 sq. feet)  
This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.  
Plan produced using PlanItUp.

**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**



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