



Woodview

Kensworth | Bedfordshire

FINE & COUNTRY





Woodview

Land Park Lane | Kensworth | Bedfordshire | LU6 2PZ

An expansive five-bedroom detached family residence, nestled in an area of outstanding natural beauty offering over 2600 sq. ft. of generous living space with an open-plan layout and over 0.5 acre of landscaped garden with picturesque views of the Bedfordshire countryside and beyond.

Nestled in a peaceful location on a secluded lane tucked behind Common Road in Kensworth, Woodview occupies over 0.5 acre of landscaped garden, providing scenic views of the Bedfordshire countryside, The Chiltern Hills and on a clear day even The Shard in central London.

Spanning 2695 sq. ft. across two floors, this property features a number of wonderful features that makes it the perfect home for families who enjoy the countryside without being too far from local amenities and enjoy indoor/outdoor entertaining, including a spectacular open-plan kitchen/dining/family room extended by the current owners providing over 28ft. of living space and featuring a lantern roof that stretches the length of the room, providing wonderful natural light throughout with French doors and bi-folds open up to an expansive patio, modern pergola and BBQ area. Enhancing this family residence, the vast master suite on the first floor, stretching 33ft. and featuring a newly fitted, high end en-suite shower room and Velux balcony windows offering views over the private grounds and panoramic countryside vistas, three additional double bedrooms, one with a new large en-suite bathroom, walk-in dressing room and French doors opening out onto the patio, whilst various outbuildings including a modern studio/home office, large summerhouse and workshop all with power and lighting, providing many options for remote working and additional recreational activities.

Upon entering, a welcoming entrance hall leads to the expansive open-plan kitchen/dining/family area. The kitchen is equipped with a range of integrated appliances and a central island with an electric induction hob. A separate utility room off the kitchen offers additional space for white goods and leads to a downstairs cloakroom. The living area provides a cosy retreat, while the dining space and seating area, with a wall mounted fireplace, offers ample room for formal gatherings. French doors open to a spacious patio and BBQ area with an electric awning-covered space, perfect for entertaining and admiring the view, allowing you to fully enjoy outdoor living.

Ascending from the entrance hall, the staircase leads to the exclusive retreat of the master suite occupying the entire first floor. Spanning an impressive 33ft, the master bedroom offers a spacious sanctuary. Velux balcony windows flood the room with natural light, encouraging you to enjoy the views overlooking protected countryside and National Trust woodland. This haven is complemented by a newly built en-suite featuring floor-to-ceiling tiles, including a low-level W.C., a wall-mounted wash hand basin with storage below, a heated towel rail and generous walk-in shower.

Situated at the back of the ground floor, the second guest bedroom offers generous space and features French doors opening onto the rear patio, along with a convenient walk-in wardrobe. A sliding door reveals a newly built en-suite wet room, showcasing modern floor-to-ceiling tiles, a low-level W.C., a wall-mounted wash hand basin, and a spacious walk-in shower. Positioned at the front of the property, both the third and fourth bedrooms offer generous double-sized accommodation, with bay-fronted windows framing views of the private landscaped garden and views across the countryside. The fifth bedroom, a versatile space, provides well-proportioned single accommodation suitable for a bedroom or study. Completing the living space, the family bathroom boasts floor-to-ceiling tiles, a low-level W.C. and bidet, a wall-mounted wash hand basin with storage, a heated towel rail, a separate shower cubicle, and a freestanding bath, creating a serene oasis for relaxation and rejuvenation.





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Approaching the property through double wooden gates, a spacious gravel driveway offers ample off-road parking for multiple vehicles. The front patio leads to the main entrance and wraps around much of the property, providing a seamless link for the indoor and outdoor spaces. Adding to the charm, a sleek modern pergola with LED lights and roof shutters extends from the living area, providing an ideal retreat to enjoy the scenic views of the formal grounds and countryside beyond. Adjacent to the patio, a detached home studio, fully insulated with double glazed French doors and power, lighting, and high-speed broadband connection offers a convenient and comfortable office for remote working. Tucked away at the back of the property is a metal workshop and large summer house or games room, both with power and lighting and additional storage, offering more leisure and recreational opportunities. The formal grounds of Woodview are enhanced by a lush lawn, surrounded by mature hedges and trees that ensure privacy. An additional wooden pergola with a slate roof is situated in the far corner of the front garden inviting you to extend social gatherings into summer evenings or simply relax in the tranquility of the natural setting.

ABOUT KENSWORTH

The village of Kensworth is situated in the stunning South Bedfordshire countryside, on the eastern border of the Chiltern Hills, surrounded by natural beauty with attractions like Whipsnade Zoo, Whipsnade Tree Cathedral, and Dunstable Downs nearby. The neighbouring town of Harpenden provides local shopping amenities, while more extensive facilities can be found in towns like St. Albans. For commuting to London, Kensworth offers easy access to the M1 Junction 9 approximately 6 miles away, along with efficient train links from Berkhamsted, Harpenden, or Luton Parkway, all under 30 minutes away, making it ideal for commuting to the capital or exploring the wider region.

- Extended Five Bedroom Detached Family Home
- Approximately 0.5 Acre Grounds & Countryside Views
- Impressive Open Plan Kitchen/Dining/Family Room
- Expansive First Floor Master Suite with Veluxe Balcony
- Four Further Bedrooms Including Refitted Guest en Suite
- Family Bathroom and Separate Utility Room
- Private Garden with Spacious Entertaining Areas
- Detached Home Office, Outbuilding and Ample Parking
- Secluded Position in a Desirable Bedfordshire Village
- Excellent Transport Links to London Nearby

Additional Information

Tenure: Freehold

Oil Heating, Mains Water, Electricity

EPC Rating: Band D

Council Tax: Band F

Local Authority: Central Bedfordshire Council



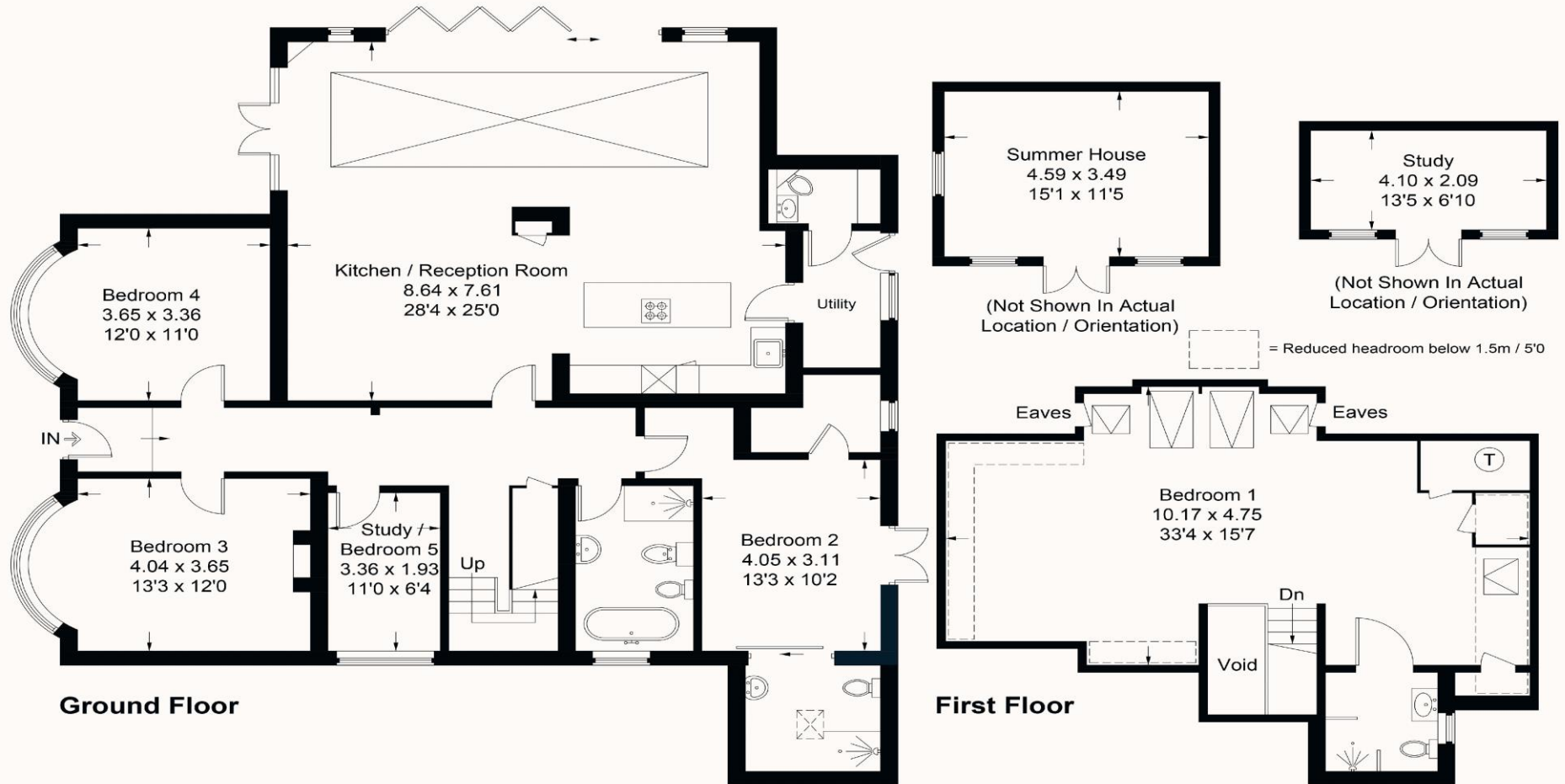
Approximate Gross Internal Area (Excluding Void)

Ground Floor = 170.8 sq m / 1,838 sq ft

First Floor = 54.9 sq m / 591 sq ft

Outbuildings = 24.7 sq m / 266 sq ft

Total = 250.4 sq m / 2,695 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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