



HUNTERS[®]
HERE TO GET *you* THERE

165 Castle Hill Road, Totternhoe, Dunstable, LU6 1QQ

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Guide Price £1,100,000

- FIVE BEDROOM DETACHED FAMILY HOME
- PICTURESQUE VIEWS OVER THE OPEN COUNTRYSIDE
- FOUR RECEPTION ROOMS
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- KITCHEN/DINING ROOM
- VILLAGE LOCATION
- SIZEABLE PLOT
- AMPLE DRIVEWAY PARKING and CARPORT
- APPROX. 4711 sqft
- OUTBUILDING/SUMMERHOUSE

Hunters are delighted to market this beautiful five bedroom detached family home, located within the picturesque village of Totternhoe.

This property has been extended by the current owners offering versatile and flexible living accommodation across three floors that oozes charm and character.

Upon entry to this property you are greeted with a hallway, leading from the hallway is a snug with a gas fireplace, further on is the impressive dining room with two fireplaces and openings to the sizable lounge with an open feature fireplace. The heart of this property is the generous size kitchen/dining room that has a cottage feel to it with the benefits of a range cooker and plenty of storage cupboards, there is access to the rear garden plus separate utility room. The ground floor accommodation also benefits from a snug and conservatory.

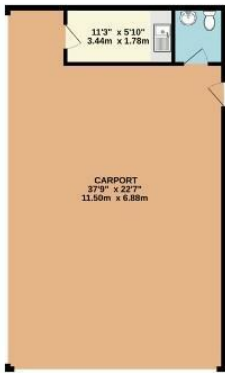
The first floor accommodation comprises three double bedrooms each benefiting from natural light via the array of windows and a four piece suite family bathroom to serve the bedrooms.

The second floor accommodation comprises a shower room and additional two bedrooms with the rear benefiting from picturesque views over the open countryside.

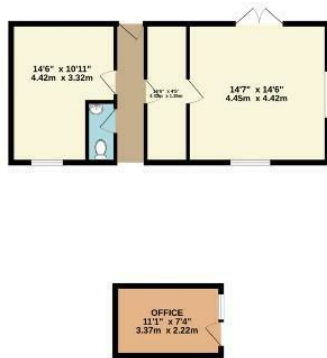
Outside the property boasts ample amount of driveway parking and carport. A summerhouse with a cloakroom and kitchen, plus an additional office. The large garden is mainly laid to lawn with a considerable sized patio seating area with stunning views over the countryside and pond.

This property truly needs to be seen to appreciate all that it has to offer.

CARPORT
952 sq.ft. (79.2 sq.m.) approx.



SUMMER HOUSE/ OFFICE
561 sq.ft. (52.1 sq.m.) approx.



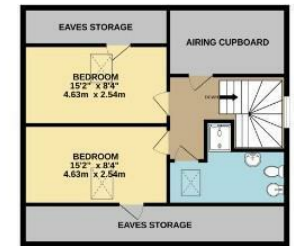
GROUND FLOOR
1894 sq.ft. (172.3 sq.m.) approx.



1ST FLOOR
703 sq.ft. (70.9 sq.m.) approx.



2ND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 4711 sq.ft. (437.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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