



5 Bedrooms



5 Bath/Shower Rooms



2 Reception Rooms



Double Garage



Half Acre Plot with Views



EPC Band C

Council Tax
Band G - £3,475.30 (2023/24)

Local Authority
Central Bedfordshire Council



Green Coombe, Castle Hill Road, Totternhoe, LU6 1QG
Guide Price £1,100,000 Freehold

Green Coombe, Castle Hill Road, Totternhoe

Superb five bedroom detached home, sitting on a generous elevated plot with far reaching views, double garage and gardens of approximately half an acre.

🏡 Backing onto Totternhoe Knolls Nature Reserve

🏡 3000 sq ft of spacious and light accommodation

🏡 Two large reception rooms

🏡 Spacious kitchen/diner

🏡 Five bedrooms and Five shower/bathrooms

🏡 Gardens of approximately half an acre

🏡 Double garage and ample parking

Description

This spacious and beautifully presented home enjoys panoramic views and offers around 3000 sq ft of flexible accommodation and backs onto the famous Totternhoe Knolls, a nature reserve on the site of an Iron age hilltop fort.

The impressive living space includes a large hallway, two generous reception rooms both with feature fireplaces, an office/study and a stylish kitchen/diner with separate utility room. There are two bedrooms situated on the ground floor, both with en-suite facilities and an additional family bathroom.

Upstairs there are three further bedrooms. The principal bedroom benefits from an en suite shower room and walk in wardrobe. A further modern shower room serves the other bedrooms. In addition there is a large walk in storage area.

Outside, the property sits in an elevated position with a large frontage which includes a parking area for several cars, a double garage and landscaped gardens to sit and enjoy the views. The attractive rear garden extends to approximately 180 ft in length and is mainly laid to lawn with a decked entertaining area with covered BBQ hut to the rear of the house and brick storage shed with power and light. At the end of the garden is a vegetable plot with greenhouse, for the keen gardener! There is also an insulated timber summer house.

NB. 16 years ago there was minor movement due to a damaged pipe. No underpinning was required, repairs were carried out and supporting documentation is available.



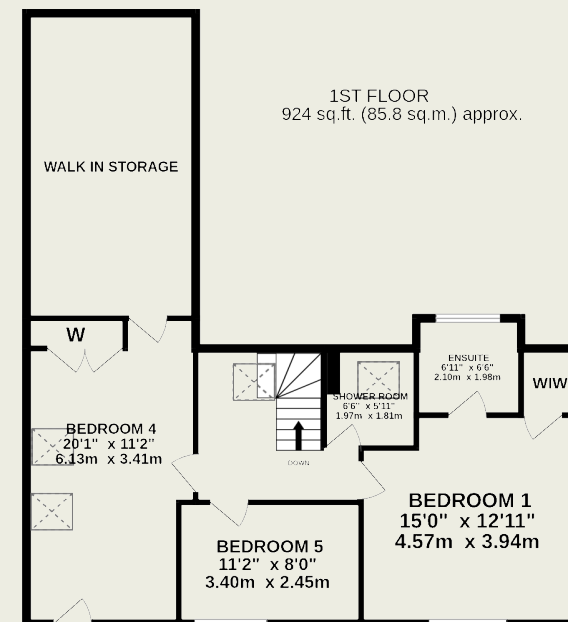
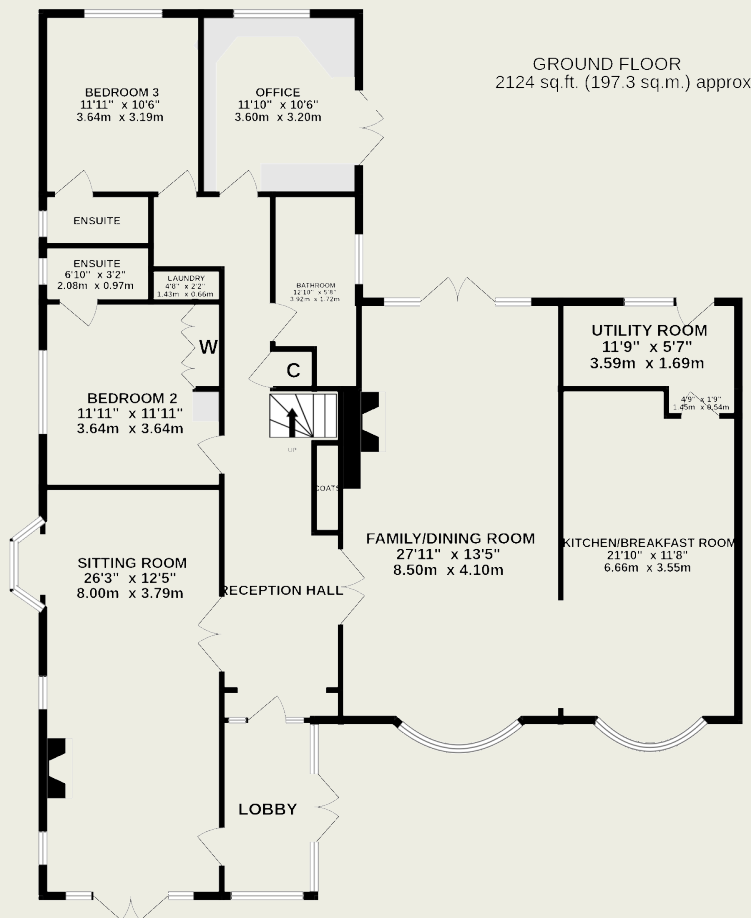
Location

The village of Totternhoe is a popular location and is just two miles from Dunstable town centre amenities. The village offers two public houses, a primary school, football and cricket club, recreation ground and church. In addition the Totternhoe Knolls is a nature reserve and a local beauty spot. There are an abundance of walks around the village with several bridleways and footpaths to choose from. Transport links are within easy reach including the M1 (Junction 11a) and fast rail links into London from either Luton (7 miles) or Leighton Buzzard (5 miles).









TOTAL FLOOR AREA : 3047 sq.ft. (283.1 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.