



CHILTERN GATE

An exclusive development of seven luxury detached homes.
Designed for modern living with high quality
finishes and spacious interiors.



CHILTERN GATE

Photo credit: Robert Cutts - All Saints Church, Houghton Regis

Welcome to Chiltern Gate, Houghton Regis

Nestled on the outskirts of Houghton Regis, Chiltern Gate is an exclusive collection of just seven elegant detached homes, perfectly blending modern luxury with the tranquility of a picturesque setting. With its close proximity to the stunning Chiltern Hills and easy access to local amenities, this development offers the ideal balance of countryside living and urban convenience.

Each home at Chiltern Gate has been thoughtfully designed with meticulous attention to detail, offering three distinct house types that cater to a variety of lifestyles. These properties deliver on every front with premium finishes, expansive living spaces, and an abundance of natural light.

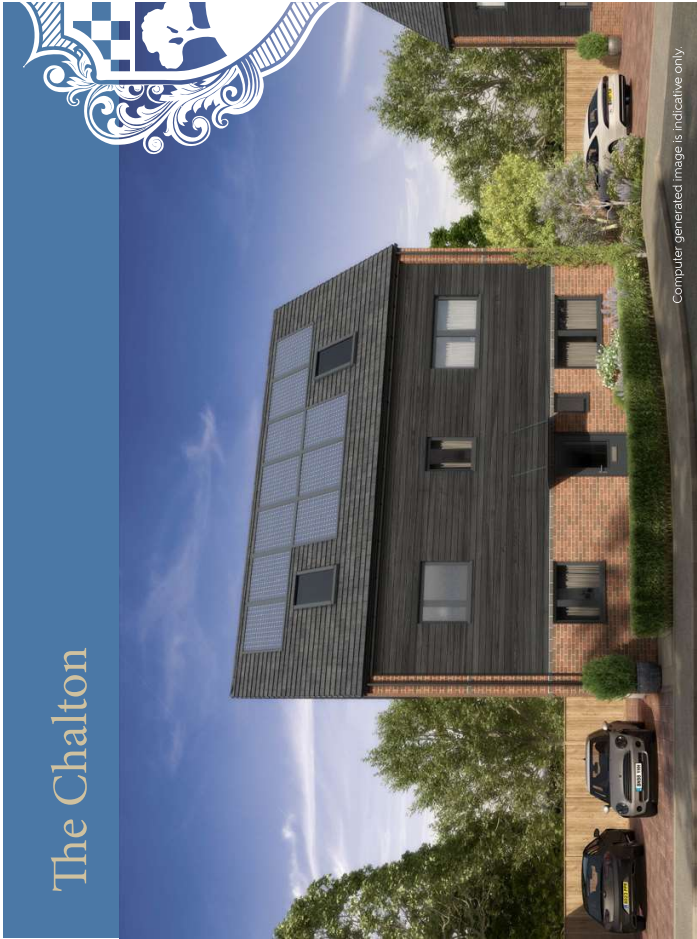
External Features include beautifully landscaped gardens complete with buff patio areas and turfing to the front and rear. Each home also comes equipped with modern conveniences such as external power and water points, electrical car chargers, and PV panels on select plots for enhanced sustainability.

Step inside and you'll find homes finished to an exceptional standard, featuring Porcelanosa ceramic flooring and Villeroy and Bosch white sanitaryware in the sleek bathrooms and cloakrooms. Kitchens are a focal point of the home, complete with Symphony fitted units, Bosch integrated appliances, and granite work surfaces, designed to offer both functionality and style.

Each home also benefits from underfloor heating on the ground floors, ensuring year-round comfort, while the oak-trimmed staircases with glass balustrades add a touch of timeless elegance to every space.

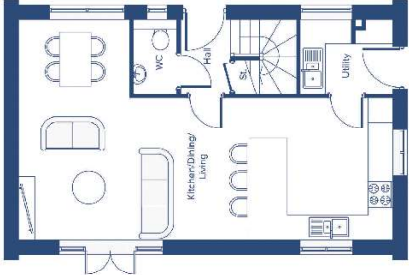
Located within easy reach of excellent transport links, including the M1 motorway and Leagrave train station for direct services to London, Chiltern Gate offers a premium lifestyle in a sought-after location. Whether you're enjoying the scenic walks in the nearby Dunstable Downs or exploring the cultural attractions of nearby towns, these homes provide the perfect base for modern family living.

Chiltern Gate – a prestigious development where quality, comfort, and convenience come together in perfect harmony.

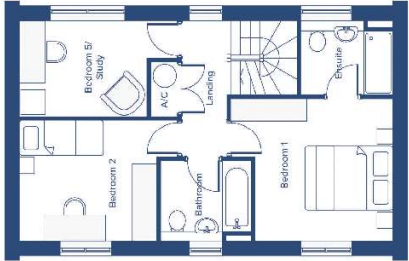


The Chalton

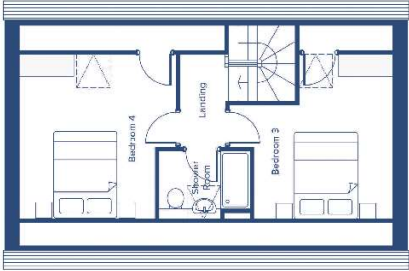
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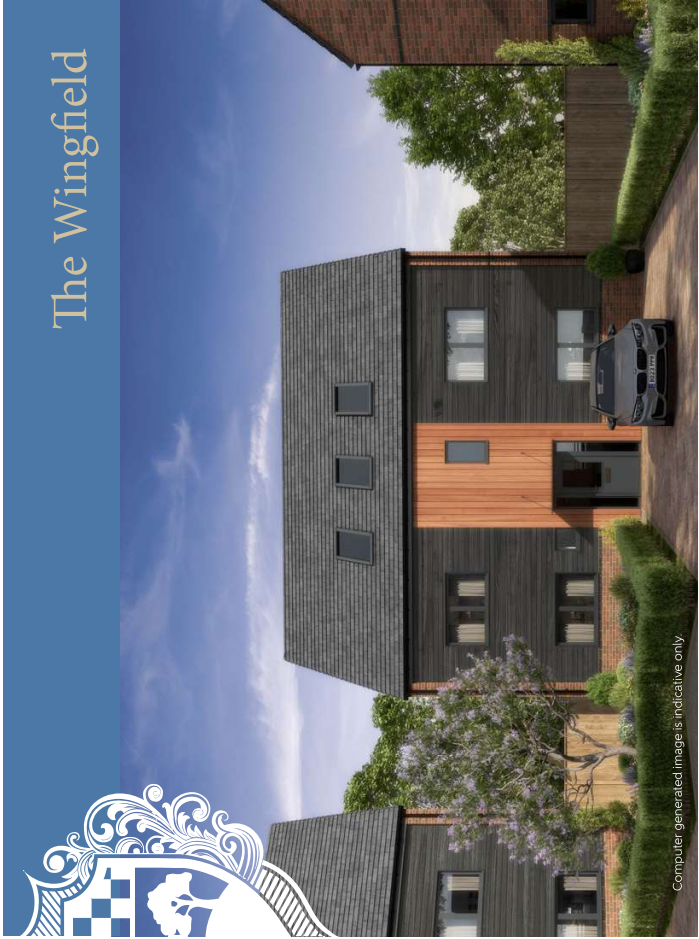
Ground floor



First floor



Second floor



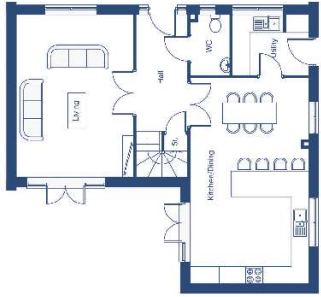
The Wingfield

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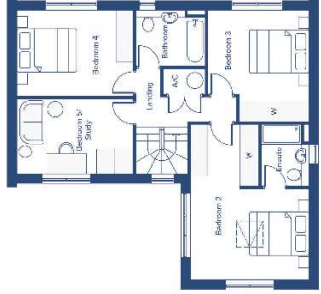


The Toddington

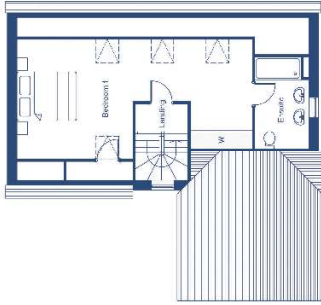
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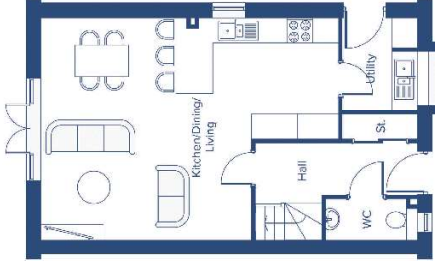
Ground floor



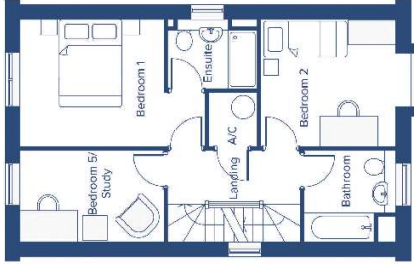
First floor



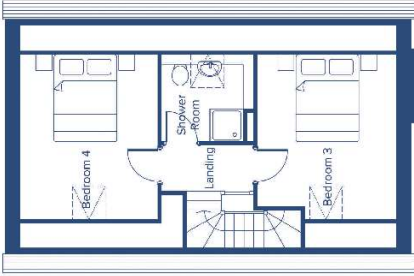
Second floor



Ground floor



First floor



Second floor

Specification

General External

- ICW 10 year warranty
- Grey external/white internal windows and external doors
- Blue/black Eternit roof tile
- Turfing to front and rear gardens
- Buff patio to rear gardens
- 1.8m close board fencing to neighbours boundary
- External lighting to front and rear doors
- External power point
- External water point
- Fibre connection
- External electrical car charger

General Internal

- Gas fired central heating underfloor heating to ground floors
- Oak trimmed staircase with glass balustrades and chrome brackets
- Porcelanosa tiles to Kitchen/Utility/Snug/WC/Baths/Ensuites
- Cat 6 data cabling
- TV, BT and USB charging points to most rooms
- Mains wired smoke detectors with battery back up
- Penderol ladder moulded FD30 heavy internal doors
- Carlisle brass serratoza chrome ironmongery
- Downlighters to Kitchen, Baths and Ensuites
- Burglar alarm
- PV panels to plots 1, 2, 5, 6 & 7
- Air source heat pump to plots 3 & 4

Kitchen

- Symphony fitted kitchen
- Porcelanosa ceramic flooring
- Granite work surface
- Bosch integrated appliances: fridge freezer, oven, dishwasher, hood, and gas hob

Cloakroom

- Villeroy and Bosch white sanitaryware
- Vado chrome basin taps
- Porcelanosa ceramic flooring
- Half tiling to selected walls splashback to basin
- Downlighters

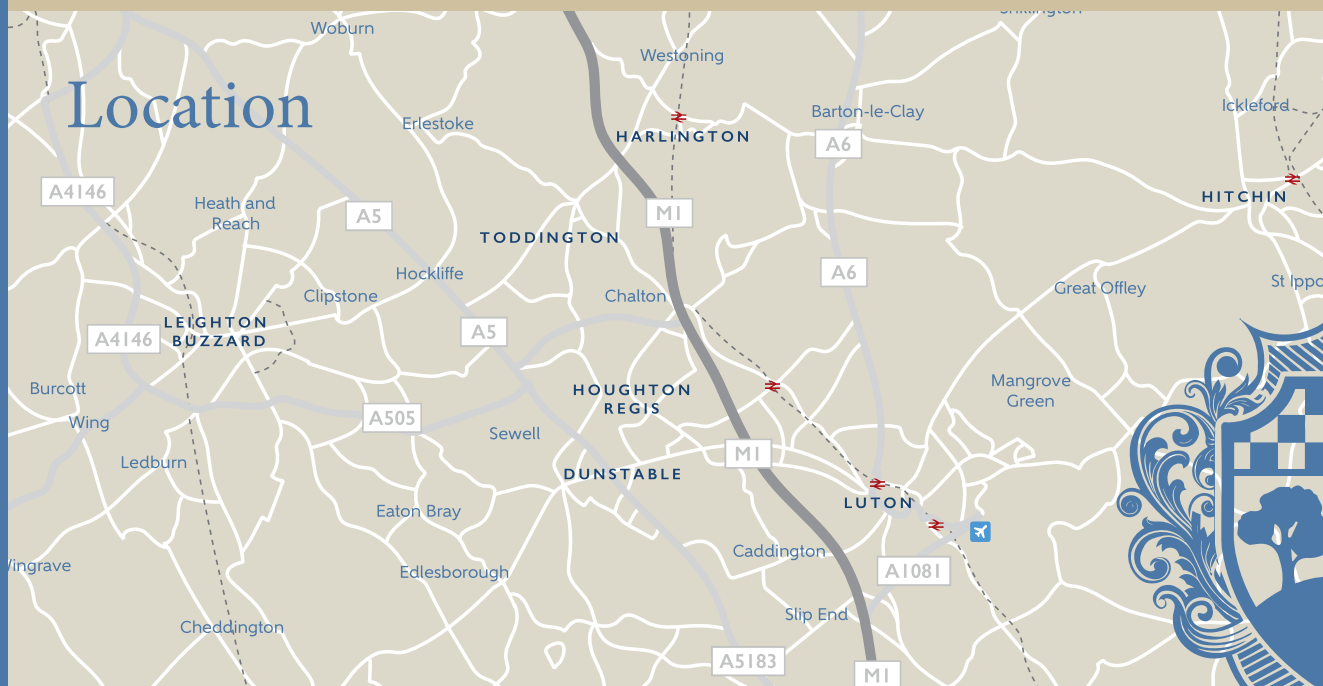
Bathroom & En-suite

- Villeroy and Bosch white sanitaryware
- Villeroy and Bosch vanity unit
- Vado chrome taps and showers
- Porcelanosa ceramic flooring to bathrooms
- Ceramic floor to en-suites and shower rooms
- Half tiling to selected walls splashback to basin
- Recessed downlighters
- Chrome towel rail
- Shaver point



Computer generated images shown are indicative only

Location



Nearby locations & connections

Luton:

Less than six miles by car; home to Luton Airport and Luton Train Station with direct services to London.

Milton Keynes:

Around 16 miles by car; offers extensive shopping and entertainment options.

Bedford:

About 18 miles by car; known for its history and cultural attractions.

London:

Approximately 40 miles by car or 40 minutes by train from Luton; offers world-class amenities and connections.

M1 Motorway:

Easily accessible, providing north-south routes.

Leagrave Train Station:

Less than four miles by car; provides regular services to London and beyond.

Dunstable Downs:

three and half miles by car. A beautiful natural area close by, perfect for walking, hiking, and enjoying scenic views of the Chiltern Hills.

ZSL Whipsnade Zoo:

Located less than 6 miles away, one of the UK's largest zoos, offering a fun day out for families.

The Grove Theatre

(Dunstable):

Less than three miles away; a local venue for performances, concerts, and events.

Luton Hoo Hotel, Golf & Spa:

A luxury retreat just 10 miles away, offering fine dining, a golf course, and spa facilities.

Stockwood Discovery

Centre (Luton):

A museum and park around 10 miles away, showcasing local history, art, and beautiful gardens.

About Trio Square

At Trio Square, we are committed to creating homes that blend innovation, craftsmanship, and sustainability. With a reputation for delivering high-quality residential developments, Trio Square is dedicated to designing properties that enhance both lifestyle and comfort.

Every project we undertake is guided by our core values of quality, attention to detail, and customer satisfaction. Our homes are built to the highest standards, incorporating modern design elements and premium materials to ensure they stand the test of time.

With an eye for detail and a focus on sustainability, Trio Square homes are designed to be both energy-efficient and environmentally conscious. From luxurious interiors to thoughtfully planned exteriors, we strive to exceed the expectations of today's homeowners.

Our latest development, Chiltern Gate, is a testament to our philosophy of creating exceptional living spaces that combine contemporary style with functional design. Whether you're a first-time buyer or a growing family, Trio Square homes offer the perfect balance of comfort, convenience, and elegance.



Connells

For more information or to arrange a viewing, please contact **Connells Dunstable**
Phone: 01582 661265
Email: dunstable@connells.co.uk

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