

GLEBE HOUSE

TOTTERNHOE - BEDFORDSHIRE



TIM RUSS
prime





GLEBE HOUSE THE RIDE TOTTENHOE BEDFORDSHIRE

Dunstable c2.5 miles | Tring c9 miles | Leighton Buzzard
c6 miles | Aylesbury c15 miles | Milton Keynes c17 miles

**A handsome regency former vicarage
set in beautifully maintained grounds
and wonderful panoramic views**

Reception Hall | Study | Drawing Room | Dining
Room | Family Room | Kitchen/Dining Room
Cellarage | Utility Room | Cloakroom
En Suite Guest Bedroom

Principal Bedroom with Ensuite
Three Further Ensuite Double Bedrooms

Self-Contained Suite/Annexe – Lounge | Kitchen
Bedroom | Bathroom

Double Garage | Formal Gardens | Paddocks

In All Approaching 2 Acres

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LOCATION

The village of Totternhoe is situated on the edge of the Chilterns yet within easy reach of major urban and commercial centres together with arterial travel routes. Within the village there are two public houses, a primary school, cricket club and recreation ground. Glebe House is set behind the beautiful Grade I Listed St Giles church which dates from the 14th Century and originally formed part of the Bridgewater Estate in nearby Ashridge. The beautiful surrounding countryside offers miles of footpaths, cycling, horse riding and gliding with both Whipsnade and Dunstable Downs on your doorstep. The area is well served for a good selection of both state and private schools, including the renowned private schools of Beechwood Park, The Performing Arts at Tring and Berkhamsted School for Boys & Girls.

Mainline railway stations can be found at Luton, Tring and Leighton Buzzard (all within a comfortable drive), with travelling times to London Euston in as little as 30 minutes.

THE PROPERTY

Originally dating from 1835 and occupying a fabulous position surrounded by open fields with complete privacy, this property has so much to offer the growing family. The property was completely refurbished by the present owners and has been meticulously maintained during their tenure.

The approach has a real sense of arrival and the accommodation certainly lives up to expectations. The front door opens into a reception hall with the living space having the classic symmetry and high ceilings of the era on both the ground and first floors.

There are four principal reception rooms with three having floor to ceiling windows and doors taking in the garden and views beyond. The kitchen/dining/living room is the real hub of the home with a spectacular vaulted space and fabulous sliding doors making the most of the panorama. There is a door to the cellars and through to the family size utility room and cloakroom. The rear hall has an ensuite guest bedroom and stairs up to the self-contained one bedroom flat/annexe, perfect for extended family, guests or working from home.

On the first floor there are four ensuite bedrooms all of which enjoy a wonderful outlook over the gardens and surrounding countryside.

OUTSIDE

The property is approached via a privately owned drive and electric gates leading to a sweeping gravel carriageway providing plenty of parking. There is a double garage.

The formal gardens to the front are beautifully landscaped and absolutely stunning. The gardens sweep round to the side and rear, laid predominantly to lawn with well stocked borders, mature trees and an area of paddock.

SERVICES

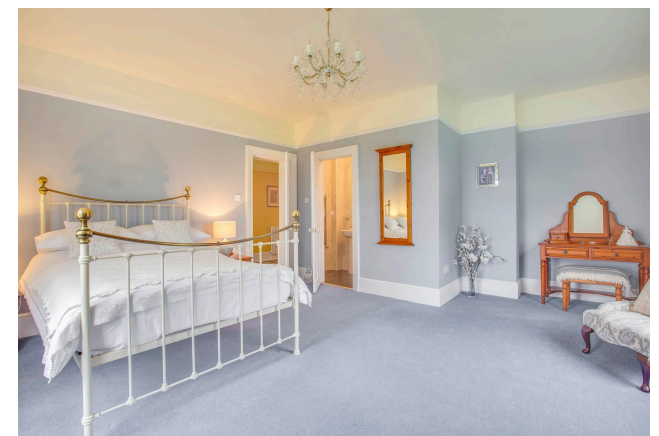
Mains water, electricity, gas and drainage

EPC RATING D

COUNCIL TAX BAND H

POSTCODE

LU6 1RH







Glebe House

Approximate Gross Internal Area = 422.1 sq m / 4543 sq ft

Garage = 29.2 sq m / 314 sq ft

Total = 451.3 sq m / 4857 sq ft

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