

Durler Gardens

Luton, LU1 3TA

Built in 1869, Whitehill is a stunning Grade II Listed home, refurbished by our clients to an exacting standard whilst retaining beautiful original features. The house is set on a plot of circa 1.3 acre to include a Coach House - ideal for multi generational living or guest / staff accommodation, for example - a wild swimming pool and specialist garaging for ten cars. Additional features such as a Wine Room and Home Cinema. *CHAIN FREE*.

Guide price £2,250,000

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- Grade II Listed
- Total plot circa 1.3 acre
- Garaging for ten cars

- Original features
- Coach House
- Wine Room

- Refurbished by our clients
- Wild swimming pool
- Cinema Room

Reception Hall

Sitting Room

28'3" (max) x 16'11" (8.63 (max) x 5.18)

Dining Room

19'9" (max) x 17'7" (6.02 (max) x 5.37)

Games Room

21'10" x 18'1" (max) (6.68 x 5.52 (max))

Kitchen / Breakfast / Family Room

43'6" x 22'5" (13.26 x 6.85)

Bar Area

Snug

17'6" x 14'11" (5.34 x 4.56)

Boot Room

12'7" x 11'1" (3.86 x 3.38)

Shower Room

Study

13'8" x 7'5" (4.18 x 2.28)

Utility Room

Cloakroom

Principal Bedroom

18'6" x 17'10" (5.66 x 5.45)

En-suite Bathroom

Bedroom Three

17'0" x 14'10" (5.19 x 4.54)

Bedroom Two

17'8" x 14'11" (max) (5.39 x 4.56 (max))

Shower Room

Bedroom Four

17'4" (max) x 12'9" (5.30 (max) x 3.89)

Bedroom Five

14'1" x 13'8" (4.31 x 4.18)

Shower Room

Bedroom Six

16'11" (max) x 9'7" (5.17 (max) x 2.94)

Home Cinema

19'8" x 12'11" (6.00 x 3.96)

Kitchenette

Shower Room

Store

8'2" x 7'3" (2.49 x 2.22)

Loft Storage

Cellar

15'6" x 14'11" (4.74 x 4.56)

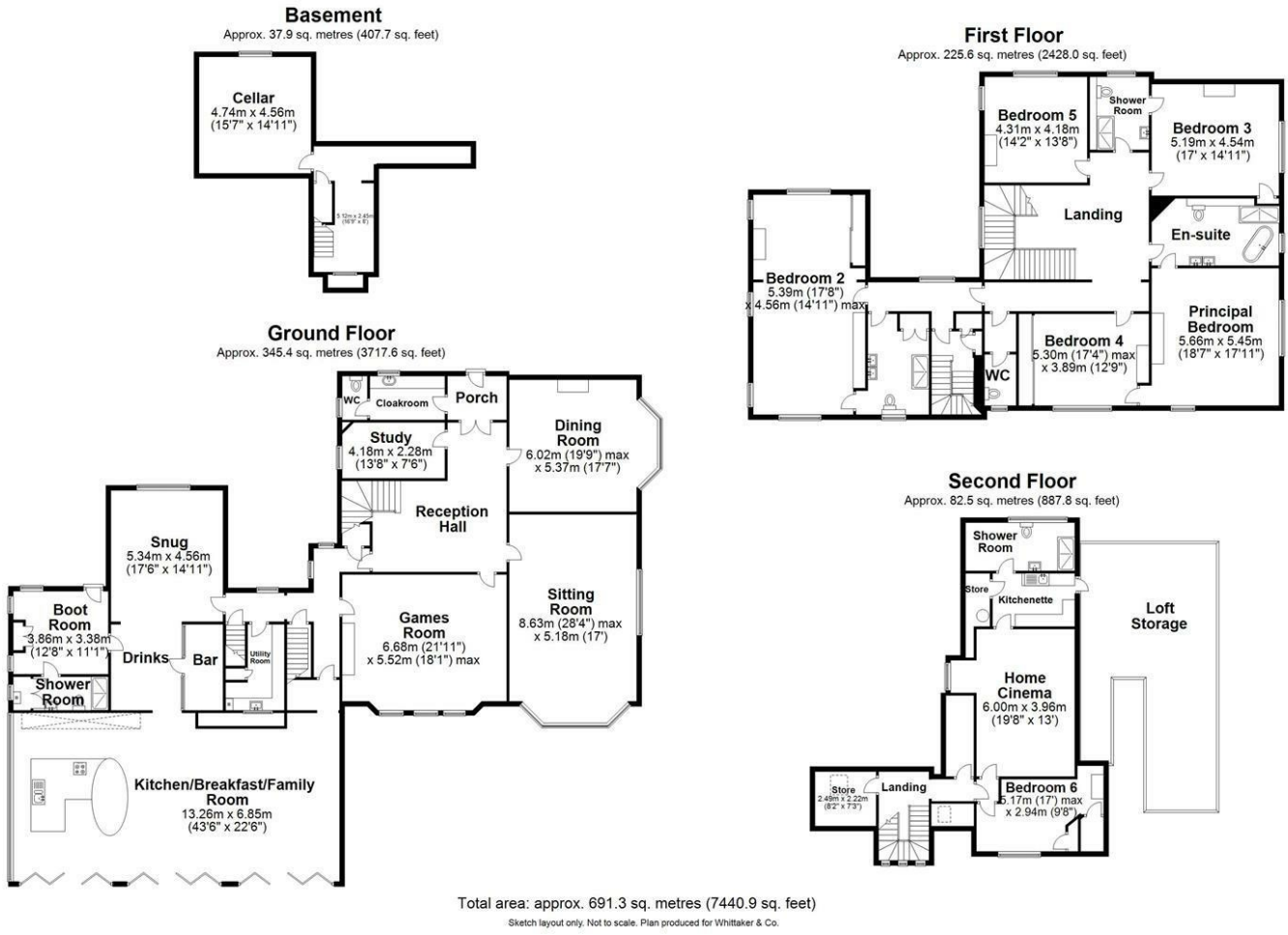
Cellar Area Two

16'9" x 8'0" (5.12 x 2.45)





Floor Plan



Plan produced using PlanUp.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-101) A		(92-101) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC