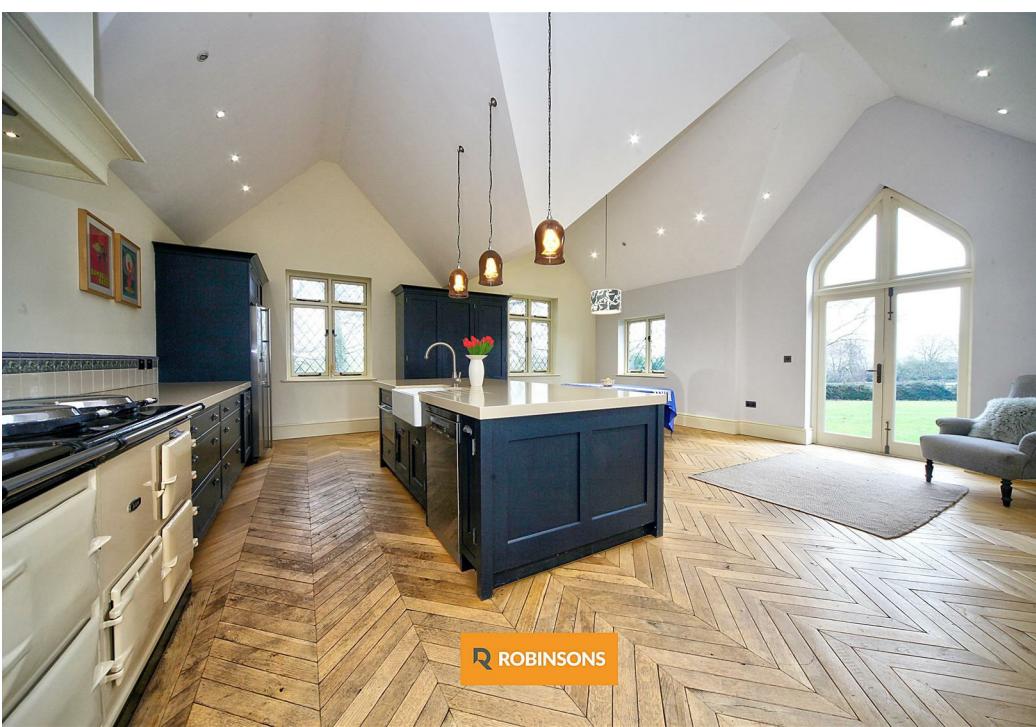
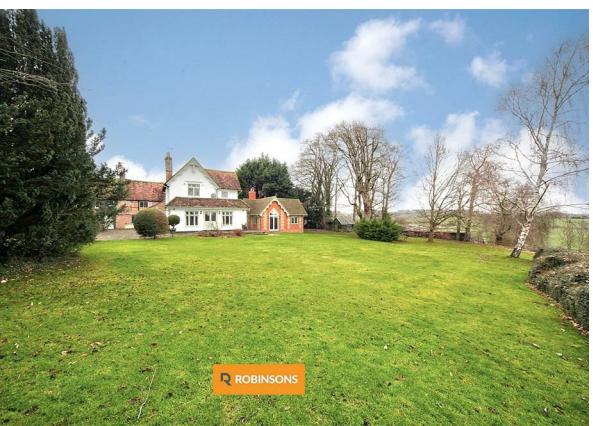
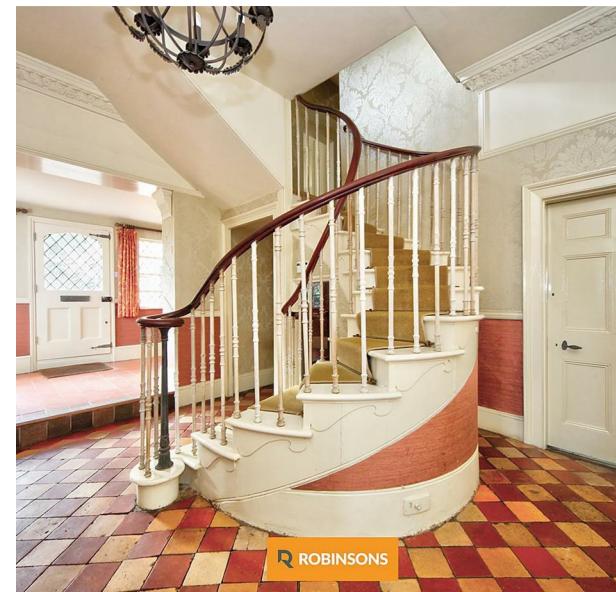


The Grove Common Road, Kensworth, Dunstable, LU6 2PH
£1,300,000

R ROBINSONS



STUNNING 16TH-CENTURY 5-BED DETACHED FAMILY HOME SET ON 6 ACRES WITH 5 STABLES, EQUESTRIAN FACILITIES, AND FAR-REACHING COUNTRYSIDE VIEWS.

This elegant Grade II listed country residence offers a rare blend of period character, generous proportions and flexible accommodation, all set within beautifully maintained grounds. The ground floor is arranged around a welcoming reception hall and includes a superb kitchen/dining room, a refined sitting room and a formal dining room, complemented by several additional reception rooms including a games room, playroom and a dedicated home office. A utility room, cellar and guest cloakroom complete the ground floor.

The first floor provides five well-proportioned double bedrooms arranged around a central landing. The principal bedroom benefits from ensuite facilities, while the remaining bedrooms are served by a family bathroom.

The property is approached via automated gates opening onto a private driveway with ample parking and an electric vehicle charging point. The grounds are a particular highlight, featuring formal gardens, two paddocks, a sand and rubber manège and an attractive stable yard with five stables, additional outbuildings and a wood store.



20 West Street

Dunstable

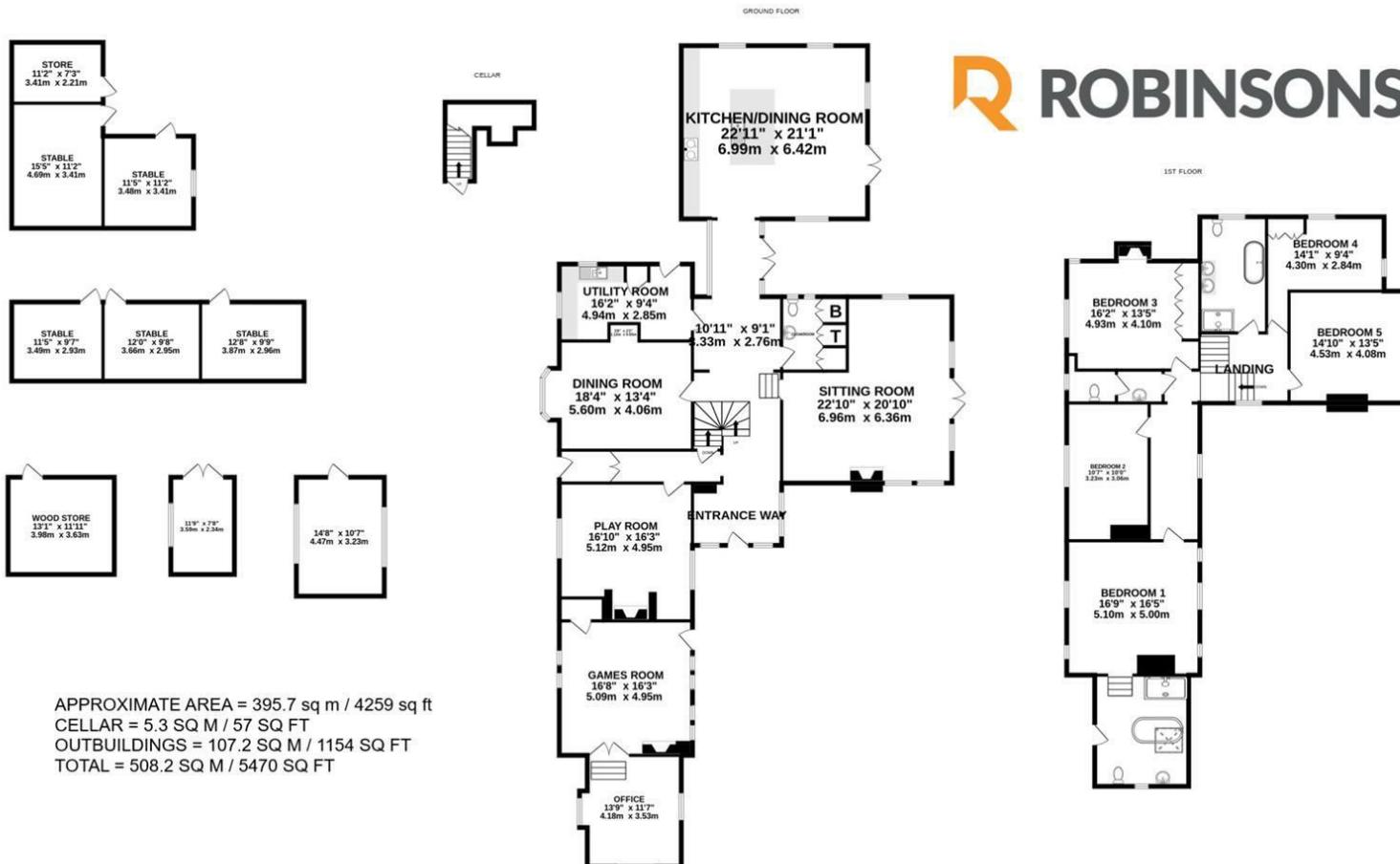
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This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		75	
EU Directive 2002/91/EC		52	