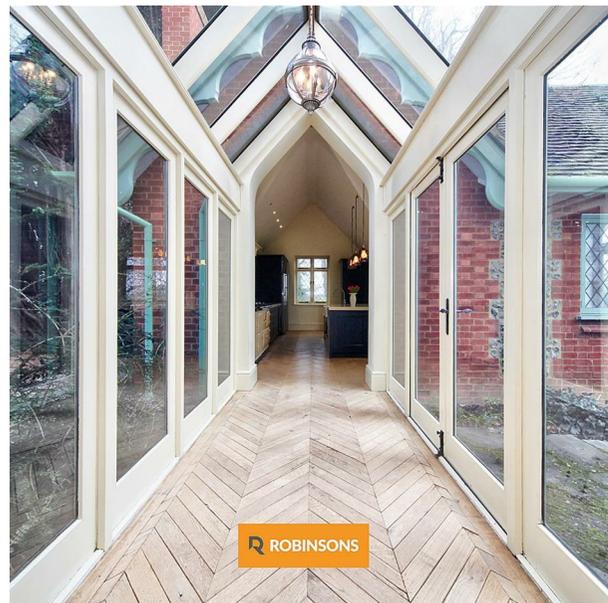


The Grove Common Road, Kensworth, Dunstable, LU6 2PH
Guide Price £1,200,000

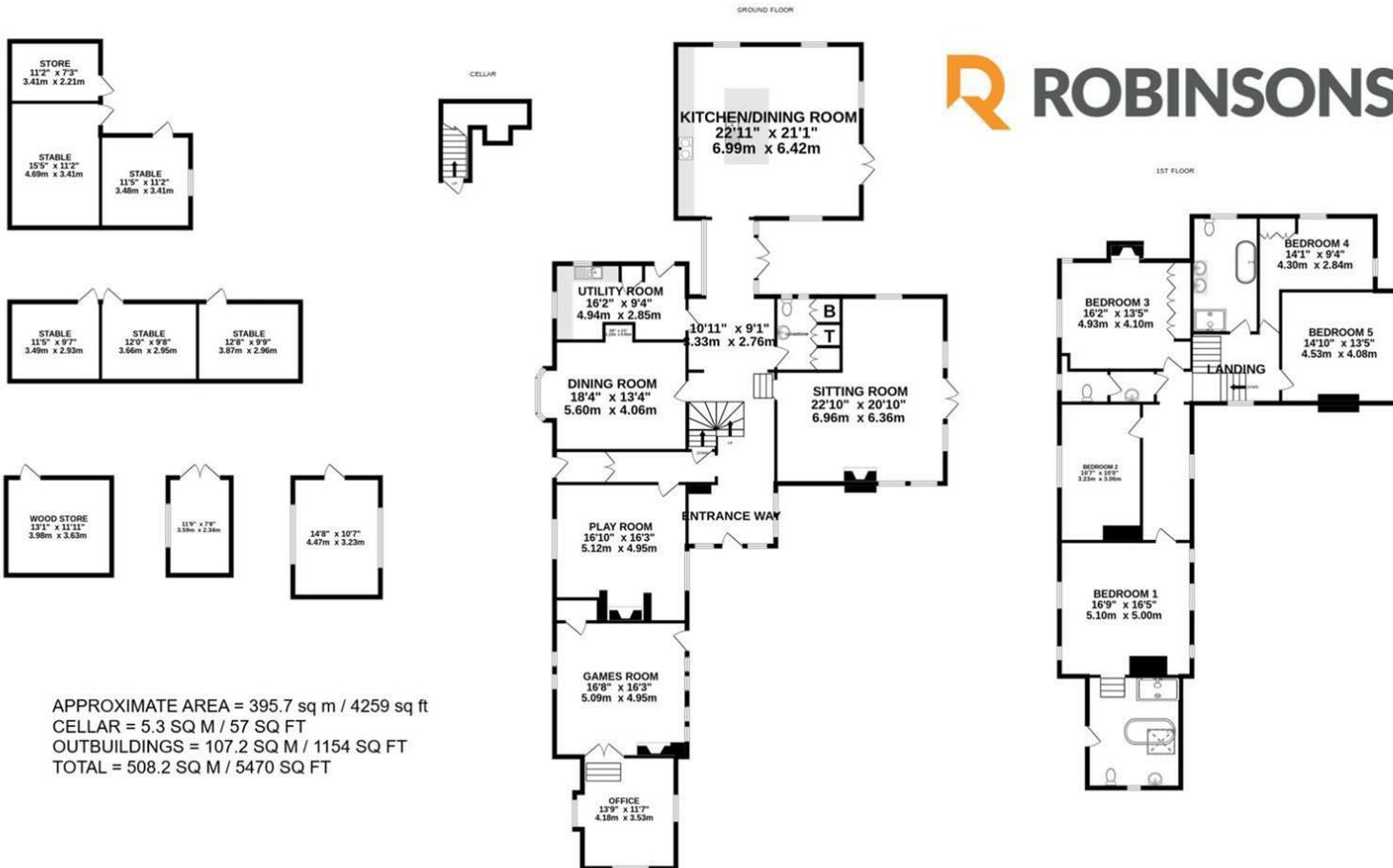


STUNNING 16TH-CENTURY 5-BED DETACHED FAMILY HOME SET ON 6 ACRES WITH 5 STABLES, EQUESTRIAN FACILITIES, AND FAR-REACHING COUNTRYSIDE VIEWS.

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.



APPROXIMATE AREA = 395.7 sq m / 4259 sq ft
 CELLAR = 5.3 SQ M / 57 SQ FT
 OUTBUILDINGS = 107.2 SQ M / 1154 SQ FT
 TOTAL = 508.2 SQ M / 5470 SQ FT

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



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