



Green Coombe Castle Hill Road, Totternhoe LU6 1QG  
Guide Price £1,250,000

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Immaculately presented, light and bright FIVE BEDROOM, PROPERTY with FIVE BATHROOMS and FOUR RECEPTION AREAS, seated on a generous elevated plot, APPROACHING HALF AN ACRE, with panoramic open countryside VIEWS to the FRONT and adjacent to the TOTTERNHOE KNOLLS NATURE RESERVE to the rear. 3000 SQ FT (287 SQ MTRS) of accommodation includes a DETACHED DOUBLE GARAGE with parking space for approximately 10 vehicles plus high quality fully integrated KITCHEN BREAKFAST ROOM with a separate UTILITY ROOM and fully fitted OFFICE. Contemporary open plan interior design, conducive to modern living as well as plenty of OUTSIDE ENTERTAINMENT SPACE and GARDENS.

### Ground Floor

#### Lobby

UPVC construction with polycarbonate roof, opening leaded glazed windows, coir mat floor covering and courtesy lighting. Door to Reception Hall.

#### Reception Hall

Oak wood main entrance door leading into hallway. Staircase to first floor. Travertine stone flooring. Coved ceiling with overhead light point. Double doored coat cupboard with hanging rail and shelving, additional lhen/storage cupboard with heater. Radiator. Leading round to Inner Lobby. Built in Utility Cupboards for storage and housing plumbing for washing machine and space for dryer. Carpeted staircase to First Floor.

#### Sitting Room

Multi paned, oak wood double doors from hallway. Dual aspect with windows to side and french doors with side windows to front decked terrace with stunning views across open countryside towards Ivinghoe Beacon. Wood panelled walls below dado height. Side Bay with fitted window seat. Feature fireplace with marble surround and hearth and real flame coal effect gas fire. Fitted carpet. Coved ceiling with two overhead light points and two wall light points. Air conditioning ceiling ducts providing both warm and cold air.

#### Dining Room

Multi paned oak wood double doors from hallway. Travertine stone flooring. French doors to rear patio and garden. Brick built fireplace with multi fuel burning stove. Coved ceiling and four wall light points. Radiator. Open plan to Family Area.

#### Office

Dual aspect with french doors and window to patio and rear garden. Range of built in furniture including desk and drawer units plus seating and under storage. Fitted carpet. Inset spotlights. Air conditioning unit providing both warm and cold air.

#### Family Area

Bay window to front aspect with stunning open countryside views. Travertine stone flooring. Wall light point and radiator. Open plan to the Dining Room and to the Breakfast Area.

#### Breakfast Area

Bay window to front aspect with stunning open countryside views. Travertine stone flooring. Overhead light point. Radiator. Open plan to Kitchen.

#### Kitchen

Fitted with a quality range of light oak wood fronted base and wall mounted, units with complementary work surfaces. Built in 'Neff' appliances include twin electric ovens, microwave oven and four ring

gas hob with overhead canopy extractor unit. Integrated dishwasher and fridge. One and a half bowl stainless steel sink unit with single drainer and mixer tap as well as additional boiling and chilled water tap. Travertine stone flooring and stone effect wall tiling to splash back areas. Concealed under unit lighting, and inset spotlights. Door to Utility.

#### Utility Room

Window and glazed door to patio and rear garden. Built in wall and base units with complementary work top with under space and plumbing for dishwasher and fridge and freezer. Wall mounted Worcester Bosch gas fired boiler concealed in cupboard and serving domestic hot water and central heating system. Stainless steel sink unit with single drainer and mixer tap. Travertine stone flooring and stone effect wall tiling to splash back areas. Inset spotlights and radiator.

#### Guest Bedroom 2

Double bedroom with window to side aspect. Built in wardrobes with hanging rail and shelving plus wash hand basin set in vanity unit with cupboard below. Fitted carpet Coved ceiling with central overhead light point. Radiator. Door to En-Suite.

#### En-Suite

Fully tiled and fitted with a three piece suite comprising WC wash hand basin set in vanity unit and shower enclosure. Ceramic tiled flooring. Fitted mirror with lighting. Shaver point and extractor fan. Opaque glazed window to side aspect. Inset spotlights and electric underfloor heating.

#### Bedroom 3

Double bedroom with window to rear aspect overlooking the garden. Oak wood flooring. Inset spotlights Radiator. Door to En-Suite.

#### En-Suite

Fully tiled and fitted with a three piece suite comprising wall hung WC wash hand basin set in vanity unit and shower enclosure. Ceramic tiled flooring. Fitted mirror with lighting, shaver point and extractor fan.. Opaque glazed window to side aspect. Inset spotlights and electric underfloor heating.

#### Family Bathroom

Fully tiled and fitted with a four piece suite comprising WC, pedestal wash hand basin, bath with cradle mixer tap and shower enclosure. Opaque glazed window to side aspect. Karndeian flooring. Inset spotlights, extractor fan, shaver point and heated towel rail.

#### First Floor

#### Landing

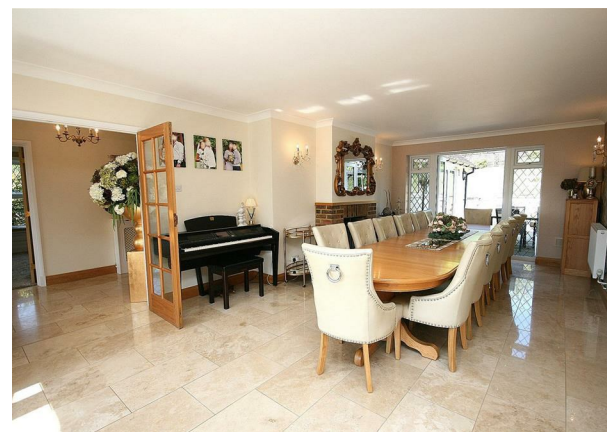
Velux window. Fitted carpet. Panelled oak wood doors to Three Bedrooms and Shower Room.

#### Bedroom 1

Spacious double bedroom with window to front aspect enjoying stunning open countryside views. Walk in wardrobe. Fitted carpet and overhead light point. Radiator. Door to En-Suite.

#### En-Suite

Fully tiled and fitted with a three piece suite comprising WC wash hand basin set in vanity unit and 'P' shaped bath with overhead shower unit and glazed splash screen. Glazed porcelain floor tiling. Leaded glazed window to rear aspect overlooking the garden. Inset spotlights, extractor fan and heated towel rail.



#### Bedroom 4

Double bedroom with two velux windows to side aspect. Built in wardrobe with hanging rail and shelving. Karndean flooring. Overhead light point. Radiator. Eaves storage cupboard plus spacious walk-in storage area housing the Megaflo pressured hot water system and water softening unit.

#### Bedroom 5

Window to front aspect with open views. Fitted carpet. Overhead light point. Radiator.

#### Shower Room

Fitted with a three piece suite comprising WC pedestal wash hand basin and corner shower enclosure. Marble tiling to walls and floor. Velux window to rear aspect. Eaves storage cupboard. Inset spotlights, extractor fan, and heated towel rail.

#### Exterior

##### Driveway & Garaging

Block paved driveway to the front of the garage which extends up to the front of the house providing further parking space for several vehicles. Detached Double Garage with electronic up-and-over door, courtesy exterior lighting, interior power and lighting.

##### Front Garden

Boasting a generous 93FT (28MTRS) in length and with an elevated frontage, this area not only provides exceptional parking space but is also secluded enough to offer entertaining space to enjoy the stunning open countryside views. An Astro turfed seating area with wrought iron railed balustrade. To one side a timber decked area with timber trellis side screening, which can be accessed from the Sitting Room french doors. Timber fenced and shrubbery hedged side boundaries, with a metal gate to one side and a timber gate to the other side, both providing access to the rear garden. Courtesy and sensor lighting.

##### Rear Garden

Extending 180FT in length x 66FT in width (55MTRS x 20MTRS), the garden offers privacy and seclusion and backs onto the Totternhoe Knolls Nature Reserve. Adjacent to the rear of the house is a timber decked seating/entertaining zone with built in covered barbeque hut. To one side built in brick storage, useful for housing fridges, freezers and wine as well as a tool shed. Steps up to the central lawn edged with borders of mature shrubs and with two cherry trees providing dappled shade. To one side a screened area with two greenhouses, one housing a mature fruiting grape vine, for the keen gardener this is an ideal soft fruit/vegetable planting area and to the rear corner of the garden is an insulated timber Summerhouse. External water tap. Exterior power points, sensor and courtesy lighting and timber fenced boundaries enclose the garden,

#### General

Originally built in the 1950's with side and rear extensions carried out in the 1990's as well as the addition of the detached double garage. In 2008 a loft conversion plus internal re-modelling to create a modern contemporary open plan design and more recently in 2019 further internal modifications and improvements adding two en-suites and built in storage. Benefiting from Upvc double glazing, gas central heating with an energy efficient pressured hot water system and seated on a generous elevated 0.46 ACRE PLOT, enjoying open countryside front views and backing onto the Totternhoe Knolls Nature Reserve.

Tenure: Freehold  
Council: Central Bedfordshire District Council  
Council Tax Band : G  
Energy Rating:  
Postcode: LU6 1QG

#### Location

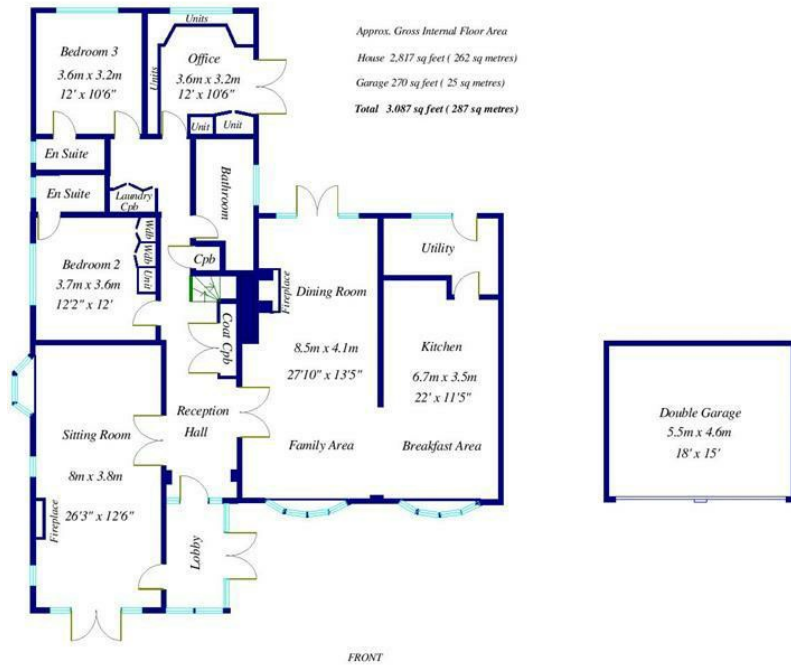
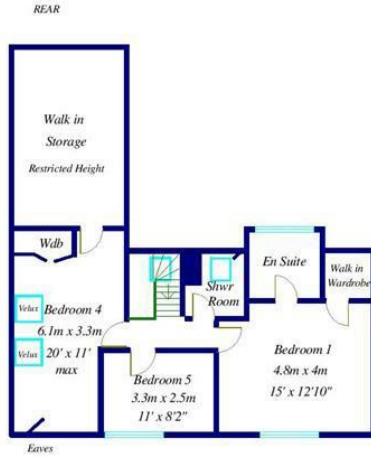
The small village of Totternhoe lies approximately two miles west of Dunstable and the A5. Within the village are pleasant public houses, a primary school, church and the local beauty spot, the Totternhoe Knolls, is a delightful nature reserve on the site of an iron age hilltop fort. Around the village are a choice of footpaths and bridleways, the recreation grounds also provide playing facilities for children and the village football/cricket club and club house has an active sports and social element. For the commuter, there is easy access to junction 11A of the M1 motorway and for the rail traveller, Luton/Leagrave station on the St Pancras/City line is 7 miles distance, and Leighton Buzzard station, on the London Euston line, is 5 miles distance







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