



REGENT
ESTATES

CHURCH ROAD, TOTTERNHOE, DUNSTABLE

£1,150,000 Freehold

ACCOMMODATION

This exquisite four-bedroom detached property epitomizes luxury living, finished to the highest standard and spanning over 3500 sq ft of thoughtfully designed space.

As you enter you are greeted by an abundance of natural light flooding through full-height windows, illuminating the elegant entrance hall and showcasing the stunning open-tread oak staircase with floor to ceiling glazed panels.

The heart of this home lies in the expansive open plan kitchen and living area with its inviting atmosphere. The spacious modern kitchen with a granite waterfall peninsular adds a touch of elegance, while the top of the range appliances including a Bora hob, Quooker hot/cold tap, Siemens iQ ovens/microwaves, double Liebherr fridge-freezer with integrated ice machine and bio cooling drawers offer versatility and efficiency. The open-plan family living area seamlessly flows into the generously sized rear garden through large patio doors. The adjacent reception room is adorned with full-height windows and bespoke wooden shutters.

This property also benefits from intelligent zoned underfloor heating and Tado controlled radiators upstairs.

The ground floor also features large Italian ceramic tiles, cloakroom, utility, office, and an additional reception room ideal for customization as a boot room or home gym or separate games room.

The oversized double garage with twin electric up-and-over doors provides ample storage space and convenient access both internally and to the rear garden.

Upstairs, impressive 3.6m ceilings with the master bedroom boasting views of the picturesque surroundings. Indulge in luxury with the en-suite featuring a freestanding roll-top bath, double-width shower cubicle, walk in wardrobe and dressing area benefiting from extra storage. Bedroom 2 offers its own walk in wardrobe, dressing area and en-suite, while Bedroom 3 features a Juliet balcony and a separate dressing room leading to its en-suite shower room. Bedroom 4 at the front also enjoys the convenience of a en-suite shower room and double height bespoke wardrobes for extra storage.

External - Outside, the property benefits from ample driveway parking, the south facing landscaped rear garden is mainly laid to lawn, with large patio seating area and the garden continues around the side of the property.

Location - Nestled in the charming village of Totternhoe on the edge of the scenic Chiltern Hills, this home offers a peaceful retreat with easy access to the amenities in Berkhamsted, Tring and Dunstable. The village is known for its charming surroundings, including the famous Totternhoe Knolls, The Downs, Ashridge Forest and Ivinghoe Beacon which offers scenic views and a multitude of beautiful walks in the surrounding countryside.

IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

VIEWING

Strictly by appointment through Regent Estates.

01442 877878
141-143 High Street, Berkhamsted, Herts,
HP4 3HH

Email: info@regent-estates.com
www.regent-estates.com







GROUND FLOOR
2065 sq.ft. (191.9 sq.m.) approx.



1ST FLOOR
1509 sq.ft. (140.2 sq.m.) approx.



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