



**HUNTERS®**  
HERE TO GET *you* THERE

23 Church Road, Totternhoe, Dunstable, LU6 1RE

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Guide Price £1,200,000

- TRULY STUNNING AND SPACIOUS THROUGHOUT
- FOUR BEDROOM DETACHED FAMILY HOME
- HIGH SPECIFICATION KITCHEN APPLIANCES
- CLOAKROOM, UTILITY ROOM, BOOT ROOM/GYM
- OVER 3500 SQ FT OF ACCOMMODATION
- FINISHED TO AN EXCEPTIONAL STANDARD
- GENEROUS EN-SUITES TO ALL BEDROOMS
- DRIVEWAY PARKING and LARGE DOUBLE GARAGE
- SOUTH FACING LANDSCAPED REAR GARDEN
- PICTURESQUE VILLAGE LOCATION

Introducing your dream family home in the picturesque village of Totternhoe. 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, Siemens IQ ovens/microwaves, Liebherr fridge-freezer with integrated ice machine and bio cooling drawers offer versatility and efficiency. The breakfast bar is a perfect spot for casual meals and morning chats. The open-plan family living area seamlessly flows into the generously sized rear garden through large patio doors, ideal for entertaining and family life. The adjacent reception room is adorned with full-height windows and bespoke wooden shutters.

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

Don't miss your chance to own this truly stunning property.

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



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



TOTAL FLOOR AREA : 3574 sq.ft. (332.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Energy Efficiency Rating                    |                   |
|---|-------------------|
| Very energy efficient - lower running costs | Current Potential |
| (92 plus) A                                 | 85 89             |
| (81-91) B                                   |                   |
| (69-80) C                                   |                   |
| (55-68) D                                   |                   |
| (39-54) E                                   |                   |
| (21-38) F                                   |                   |
| (1-20) G                                    |                   |
| Not energy efficient - higher running costs |                   |
| EU Directive 2002/91/EC                     |                   |
| England & Wales                             |                   |

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

## Ground Floor Accommodation

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

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.

## First Floor Accommodation

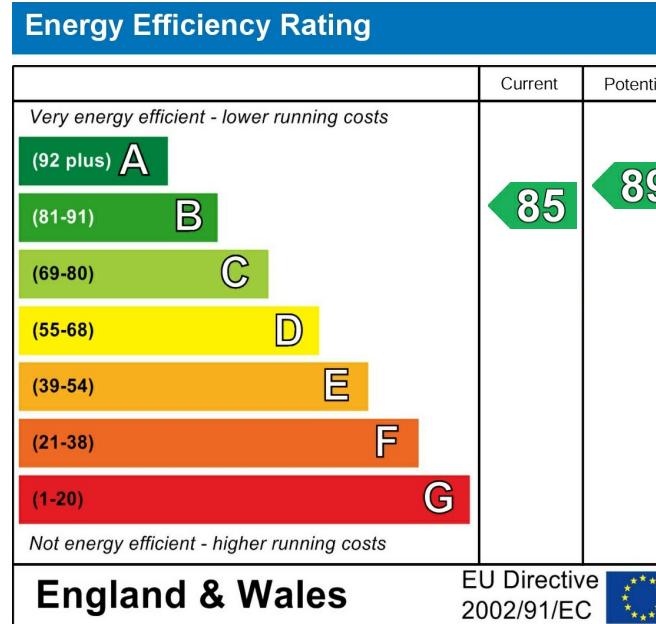
Upstairs, impressive 3.6m ceilings create an airy atmosphere, with the master bedroom boasting views of the picturesque surroundings. Indulge in luxury with the en-suite featuring a freestanding roll-top bath, double-width shower cubicle, and a walk in wardrobe and dressing area benefiting from extra storage. Bedroom 2 offers its own walk in wardrobe and 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 also at the front also enjoys the convenience of its own-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 and Ivinghoe Beacon that offer scenic views and a multitude of beautiful walks in the surrounding countryside.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

