



5 Bedrooms



4 Bath/Shower Room + WC



3 Reception Rooms Plus
Office Space



Driveway Parking



Large Garden with Views



EPC Band E

Council Tax

Band E: £2,889.26 2025/26

Local Authority

Central Bedfordshire Council



Grove Place, Kensworth, LU6
Guide Price £1,250,000 Freehold

Grove Place, Kensworth

Suberb detached character home offering over 3500 sq. ft of living space with large garden and fabulous views over the Dunstable Downs.

- 🏡 Stunning detached character home
- 🏡 Five bedrooms
- 🏡 Three reception rooms
- 🏡 Kitchen/breakfast room
- 🏡 Large office space
- 🏡 Over 3500 sq. ft of accommodation
- 🏡 Generous garden with stunning views

Description

This spacious family home offers privacy and seclusion with generous and flexible living accommodation including office space, ideal for homeworking or potential to create an annexe.

The property benefits from glorious far reaching views at the rear overlooking the Dunstable Downs. The ground floor accommodation includes an attractive entrance hall and large living room opening into a separate dining room. The kitchen/breakfast room is a good size and is fitted with extensive units and central island with a separate utility room just off, a guest cloakroom is accessed from the main hallway. The left wing of the house could easily be converted into a separate annexe if desired but is currently set up with a large family room and guest bedroom with en-suite. In addition there are two offices at the rear, ideal for home working or running a small business. Upstairs there are a further four good sized bedrooms, served by two en-suite shower rooms and a family bathroom. Outside the generous rear garden is a particular feature with wonderful views over the Downs and open countryside and outbuildings including a timber summerhouse with power and light, storage shed and greenhouse. To the front a driveway provides off-street parking for several vehicles.

Location

Situated in a private location but within walking distance of Kensworth village centre, which offers two shops, a pub and well-regarded junior school. Access to the M1 motorway to London and the North are within five miles drive and rail travel as well as very good shopping facilities can be found in Berkhamsted and Harpenden, which are both easily accessible in around 20 minutes drive. Lovely walks on the Dunstable Downs are easily accessible and Whipsnade Zoo is close by.

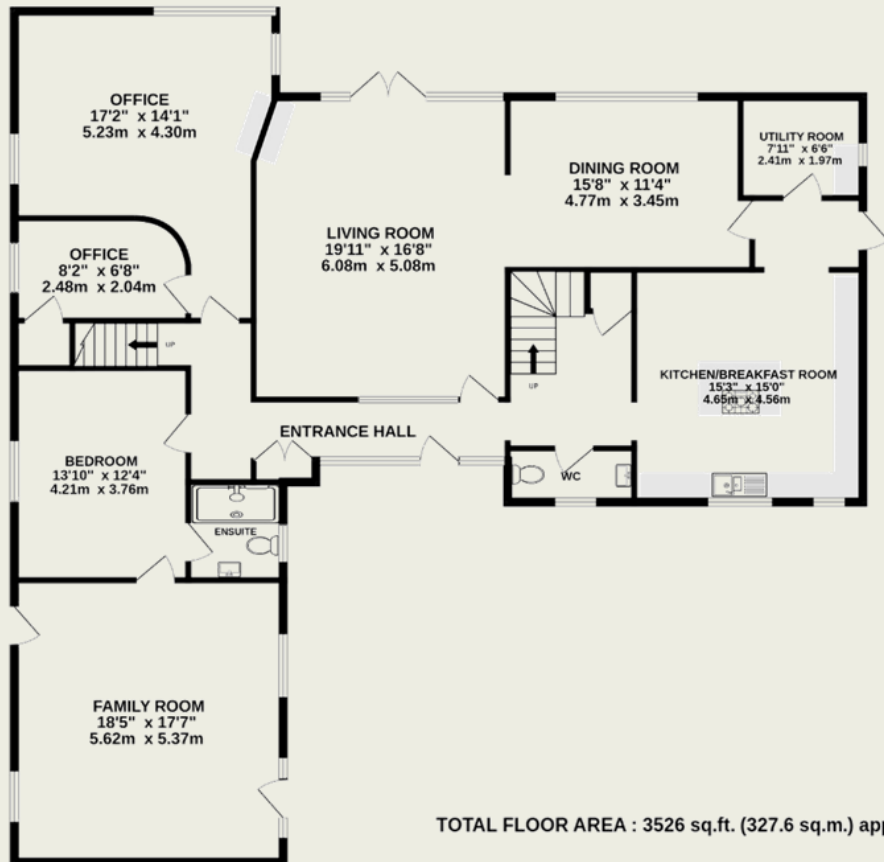




Important Information

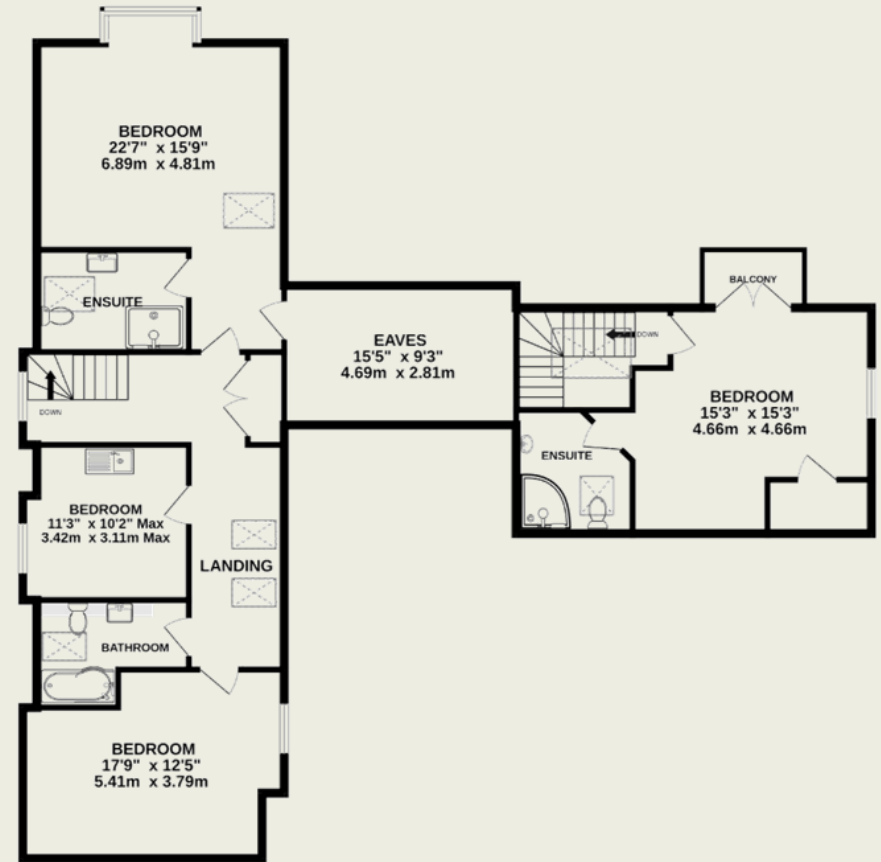
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GROUND FLOOR
2066 sq.ft. (191.9 sq.m.) approx.



TOTAL FLOOR AREA : 3526 sq.ft. (327.6 sq.m.) approx.

1ST FLOOR
1461 sq.ft. (135.7 sq.m.) approx.



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