



Castles

ORCHARD HOUSE
Tilsworth, Central Bedfordshire

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Asking
Price
£785,000
(Freehold)

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Set within an exclusive gated development of just three homes, and tucked away in a peaceful corner of the pretty Bedfordshire village of Tilsworth, this stunning three year old detached home combines the best of modern living with an idyllic countryside setting.



From the moment you arrive, the electric gates and beautifully maintained private driveway set the tone that this is a home that feels both secure and special.

Built in 2022 and still under NHBC warranty, this high-specification double-fronted home offers flexible modern living with underfloor heating, ultrafast FTTP internet, and Ethernet points throughout. Highlights include a 26' dual-aspect master bedroom with en-suite, two further doubles with fitted wardrobes, a stylish family bathroom, and an additional office/playroom. The ground floor features a dual-aspect lounge with log burner and French doors, a bespoke kitchen/diner with integrated German appliances, Quooker tap, solid stone flooring, utility room, and ample storage.

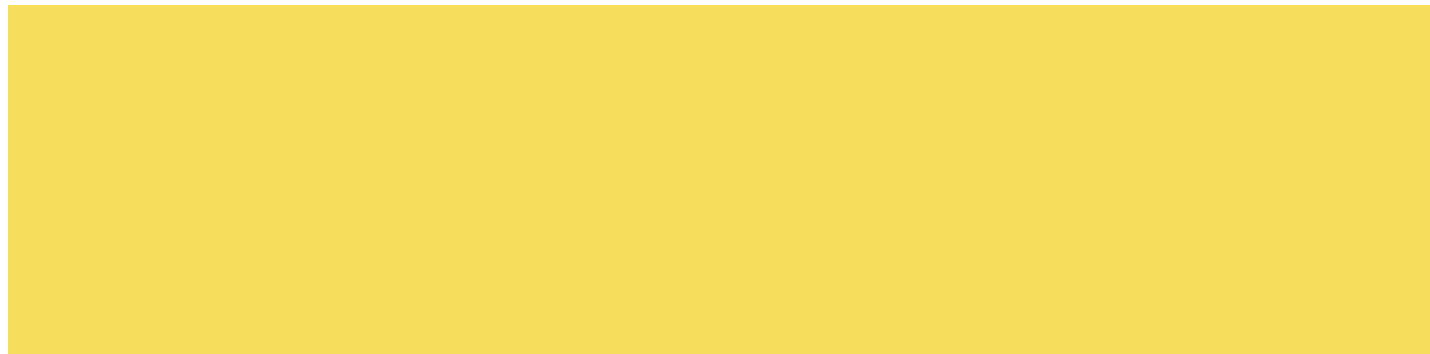
Outside, the property impresses with landscaped gardens, a vaulted entrance hall, and far-reaching countryside views. The private rear garden includes a full-width patio, established borders, fruit trees, outside utilities, and provision for a future garden studio. An oversized double garage with twin electric Hormann doors offers scope for a gym, workshop, or extra storage. Part of an exclusive three-home development with a £140 monthly maintenance charge, this home also offers extension potential (STPP).

Specifications

- PRIVATE DEVELOPMENT OF ONLY THREE HOMES
- OVERSIZED DOUBLE GARAGE
- VAILLANT GAS BOILER
- BACKING ONTO PADDOCKS AND GREENBELT
- WOOD BURNING STOVE
- VAULTED CEILING
- ENTRANCE HALL
- ELECTRIC GATED ENTRANCE
- 26' DUAL ASPECT LOUNGE
- UNDERFLOOR HEATING



The garage is a superb space as it also offers a water tap, multiple double electric sockets, drainage, and a recently boarded loft with ladder.



Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

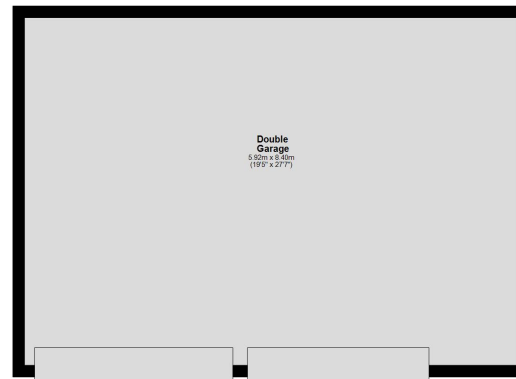
Tenure: Freehold

Council Tax Band: F

EPC Rating: B

Outbuilding

Approx. 49.7 sq. metres (535.3 sq. feet)



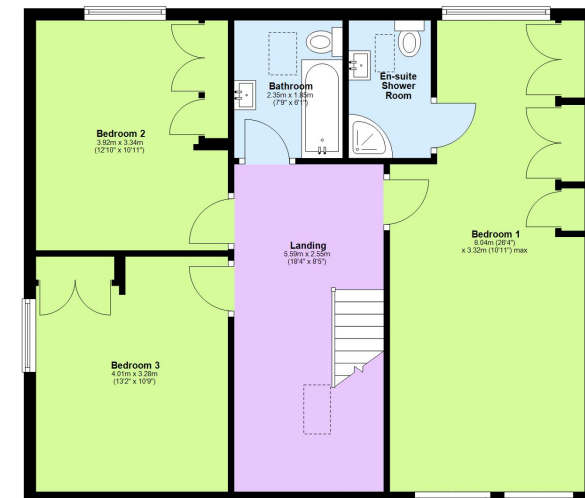
Ground Floor

Approx. 75.5 sq. metres (812.8 sq. feet)



First Floor

Approx. 75.4 sq. metres (811.3 sq. feet)



Total area: approx. 200.6 sq. metres (2159.4 sq. feet)

Berkhamsted

01442 865252

Eaton Bray

01525 220605

Borehamwood

020 8953 2112

Hertford

01992 501511

Boxmoor

01442 233345

Kings Langley

01923 936900

Bushey

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