



Castles

BROWNLOW RISE  
Totterhoe, Bedfordshire



# BROWNLOW RISE

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**Guide Price**  
**£550,000**  
(Freehold)

Castles



Perched in an elevated position, Castles Estate Agents are pleased to offer for sale this beautifully extended and updated three DOUBLE bedroom family home, offering so much more than first meets the eye.



With spectacular panoramic views over the Dunstable Downs and Totternhoe Knolls, this home offers flexible, spacious living combined with modern, high-quality finishes. The inviting hallway leads to a bright lounge diner with dual-aspect windows and bi-fold doors opening onto a raised veranda, ideal for enjoying morning coffees or evening sunsets year-round thanks to a fitted awning. The modern kitchen is a chef's dream, featuring high-gloss cabinetry, granite worktops, a five-ring gas range cooker, and integrated appliances, flowing seamlessly into a sunny breakfast area with patio doors to the veranda. The ground floor also includes a versatile double bedroom with a private dressing room and en-suite, a stylish four-piece bathroom, a handy utility room, and a separate accessible workspace with garden access, perfect for remote working. Upstairs, two generous double bedrooms offer floor-to-ceiling windows framing stunning countryside views, while the master suite boasts built-in wardrobes and an en-suite bathroom. Outside, the private, low-maintenance rear garden is beautifully landscaped with lawn, decking, raised beds, and multiple seating areas, creating an ideal retreat for relaxing or entertaining.

## Specifications

- FAR REACHING COUNTRYSIDE VIEWS
- THREE DOUBLE BEDROOMS
- TWO EN-SUITES
- FOUR PIECE FAMILY BATHROOM
- GRANITE WORKSURFACES
- BREAKFAST ROOM AND UTILITY ROOM
- BI-FOLD DOORS
- OFFICE
- GARAGE AND DRIVEWAY PARKING





A garage and additional parking at the rear complete this exceptional home



#### A little about the corner of the world we call home...

We are lucky to be situated on the borders of Bedfordshire and Buckinghamshire, with views of the area which extend from Eaton Bray into the parish of Edlesborough and outlying villages.

The name 'Eaton' derives from the old English 'eitone', meaning 'farm by a river'. In the Domesday Book it was listed just as Eitone while 'Bray' comes from Sir Reginald Bray and the family that once owned the manor located at what is today 'Park Farm'. At one time Eaton Bray had a moated castle at the farm and what remains of it is now open to the public for fishing.

The village also houses the 'Coffee Tavern' which was built by a teetotal vicar of the parish to encourage the villagers out of the local public houses and was financed by the Wallace family known for their nurseries which grew famous carnations. Many of the roads in the area are named after them.

Edlesborough is next to Eaton Bray, just over the county boundary in Bedfordshire – about 3 miles (5 km) west-south-west of Dunstable. It offers easy commuting with train

travel times from nearby Cheddington to London Euston around 45 minutes. Luton Airport is just over 8 miles away.

There are also good education opportunities with the Eaton Bray and Edlesborough Academies nearby for primary schooling while the area is within the catchment for a number of good secondary schools.

As well as the village of Edlesborough itself, the civil parish also includes the hamlets of Dagnall, Northall and part of Ringshall. Hudnall was transferred in 1885 to the parish of Little Gaddesden in Hertfordshire. Other villages in the area include Totternhoe, Slapton, Northall, Whipsnade – famous for its zoo-, Studham and Invinghoe Aston.

All offer the benefits of a semi-rural environment with close proximity to a wide range of facilities. There are many areas of natural beauty and open spaces such as the Dunstable Downs and Gateway Centre and Mead Open Farm.

With close proximity to larger towns such as Berkhamsted, Tring, Luton, St Albans and Milton Keynes the areas around Eaton Bray mix the convenience of modern living with the benefits of semi-rural living.



**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**

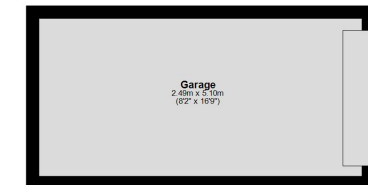
**Council Tax Band: F**

**EPC Rating: D**

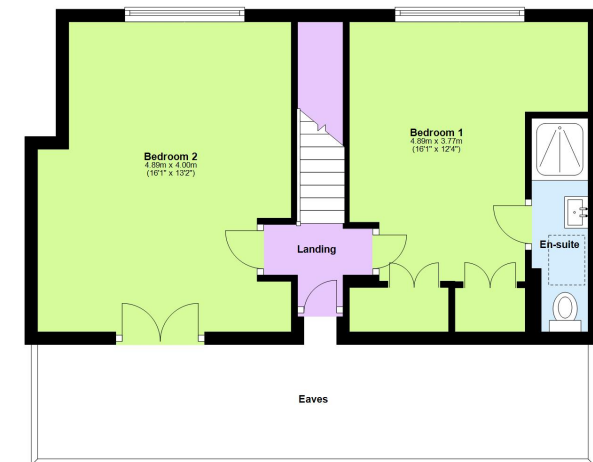
**Ground Floor**  
Approx. 90.3 sq. metres (972.0 sq. feet)



**Outbuilding**  
Approx. 12.7 sq. metres (136.6 sq. feet)



**First Floor**  
Approx. 40.9 sq. metres (440.8 sq. feet)



Total area: approx. 143.9 sq. metres (1549.4 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.  
Plan produced using PlanUp.

**Berkhamsted**

01442 865252

**Eaton Bray**

01525 220605

**Borehamwood**

020 8953 2112

**Hertford**

01992 501511

**Boxmoor**

01442 233345

**Kings Langley**

01923 936900

**Bushey**

020 8950 2551

**Radlett**

01923 537111



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