



Greengates

Whipsnade | Bedfordshire

FINE & COUNTRY











# Greengates

Dunstable Road | Whipsnade | Bedfordshire | LU6 2LD

An extended and refurbished four bedroom detached family home situated at the foot of Dunstable Downs with panoramic views across The Chiltern Hills with approximately 9.36 acres of formal grounds and paddocks including a detached barn reaching over 2100 sq. ft, located on the outskirts of the sought after Bedfordshire hamlet of Whipsnade.

Nestled beyond electric gates, Greengates offers over 2500 sq. ft of versatile and spacious living space, showcasing four double bedrooms, two of which feature en suite shower rooms. The property also boasts two large reception rooms, and a refurbished open plan kitchen/dining/family room. One of the standout features to this impressive home is the master en suite room on the first floor. This space takes full advantage of a dual aspect outlook, providing stunning views across Dunstable Downs to the rear, and breath-taking panoramic views across The Chiltern Hills to the front. Greengates sits on a generous plot of approximately 9.36 acres, including private grounds spanning 1.5 acres. Additionally, there is a paddock adjacent to the property, extending to approximately 6.25 acres. The property includes a detached barn/workshop, boasting over 2100 sq. ft, presenting potential for conversion to create ideal equestrian facilities or the opportunity to run a business from the comfort of home, subject to necessary planning consents.

Upon entering this charming family residence, you are warmly welcomed by a spacious reception/dining hall, providing an ideal setting for formal gatherings with both friends and family. Moving beyond this area, a separate sitting room awaits at the rear of the property, boasting an impressive length of over 24 feet. Here, an inglenook-style fireplace with a log-burning stove creates a cosy atmosphere, perfect for unwinding with loved ones while enjoying scenic views of the private grounds. Connected to the reception/dining hall are double doors that reveal a fully renovated open plan kitchen/dining/family room. The kitchen is equipped with a variety of base and wall mounted units, featuring an Aga, integrated dishwasher, integral oven, and space for a fridge/freezer. A central island adds both functionality and style, providing ample storage, an integrated wine cooler, and an electric induction hob. At one end of the kitchen, a bay window seating area invites dining with views over the private grounds, whilst at the opposite end, the family area features a log burning stove, completing the inviting and functional layout of this family home.

The ground floor is completed with three spacious double bedrooms and a separate shower room. Positioned at the front of the property are the third and fourth bedrooms, both offering a dual aspect view of the private grounds. The third bedroom includes built in storage, while the fourth bedroom, with its brick surround open fireplace, can serve as an ideal home office space. The second bedroom, also a generously sized double, features an en suite shower room, and a separate family shower room located off the reception/dining hall provides added convenience on the ground floor. Stairs at the rear of the reception/dining hall ascend to the first floor landing, providing access to the master bedroom and eaves storage. The master bedroom is equipped with an en suite shower room and a designated dressing area that leads to additional eaves storage. Enjoying its elevated position, the delightful master bedroom features a Juliet balcony overlooking the private grounds and Dunstable Downs beyond, and capturing scenic countryside views to the front with The Chiltern Hills on the horizon creates a tranquil and picturesque setting for the master suite.







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Greengates welcomes you through electric gates, guiding you to a spacious gravel driveway that accommodates multiple vehicles, with additional parking facilitated by metal gates at the side of the property for added convenience. Alongside the driveway, the front garden, adorned with lush lawns and mature hedge borders, ensures privacy for the residence. A post and rail fencing, complemented by gated access, leads to the side and rear gardens. At the rear of the property, a sizeable patio area sets the scene for delightful al-fresco dining, offering scenic views of the private grounds that reach approximately 1.5 acres and open countryside beyond. The formal garden, featuring well-maintained lawns, mature trees, and hedge borders, enhances the sense of seclusion. Nestled within this serene environment is a timber summerhouse, providing an idyllic space to relax and unwind. A track stemming from the residence connects to a yard area through metal gates, accessible also via a secondary driveway. The yard leads to an expansive paddock spanning approximately 6.25 acres which captures panoramic countryside views. Within the yard, a detached barn/workshop, boasting over 2100 sq. ft, is equipped with full power and lighting. This versatile space presents an excellent opportunity for a home-based business or potential conversion into equestrian facilities, subject to the necessary planning consents.

Situated on the outskirts of the picturesque village of Whipsnade, Greengates located in the beautiful South Bedfordshire countryside on the eastern edge of The Chiltern Hills. The surrounding area boasts stunning natural scenery, with attractions such as Whipsnade Zoo, The Tree Cathedral and Dunstable Downs all located nearby. The local town of Dunstable and the nearby market town of Tring offers local shopping facilities, while more extensive amenities can be found in nearby towns such as Berkhamsted and Harpenden. Whipsnade is also well positioned for access to London, with the M1 Junction 9 approximately 5 miles away. There are also efficient train links to London available from either Leighton Buzzard, Tring or Luton Parkway and journey times from 30 minutes make it a convenient location for commuting into the capital or exploring the wider area.

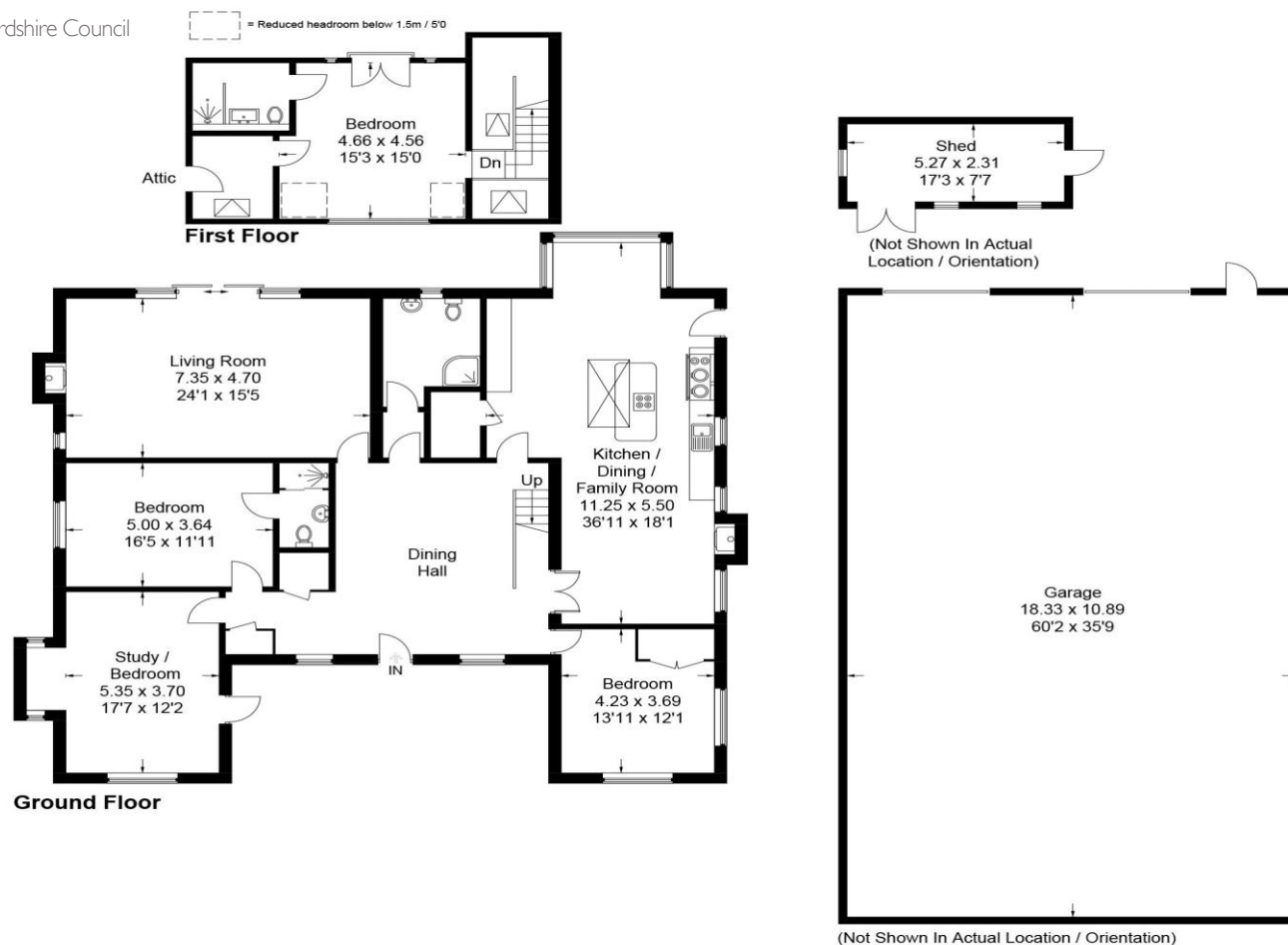


- Extended Four Double Bedroom Detached Family Home
- Formal Grounds and Paddock Reaching 9.36 Acres
- Panoramic Open Countryside Views Across The Chilterns
- Refitted Open Plan Kitchen/Dining/Family Room
- Separate Sitting Room and Spacious Dining Hall
- Master en Suite with Dual Aspect Far Reaching Views
- Second en Suite Bedroom & Family Shower Room
- Potential Home for Equestrian Living Subject to Planning
- Detached Barn Over 2160 sq. ft with Potential to Convert
- Excellent Transport Links to London Nearby

#### Additional Information

- Tenure: Freehold
- Oil Heating, Electricity, Mains Water, Septic Tank
- EPC Rating Band D
- Council Tax Band F
- Local Authority: Central Bedfordshire Council

**Approximate Gross Internal Area**  
**Ground Floor = 197.8 sq m / 2,129 sq ft**  
**First Floor = 40.9 sq m / 440 sq ft**  
**Garage & Shed = 212.1 sq m / 2,283 sq ft**  
**Total = 450.8 sq m / 4,852 sq ft**



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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