



Toddington Road

Tebworth,
Bedfordshire, LU7 9QD
£550,000

country
properties

Nestled in a sought after location, this charming end-terrace home offers delightful countryside views to the rear. Perfectly blending traditional charm with modern comforts, the property features a double-storey extension which expands the living space to approximately 1,254 sq.ft, and includes two welcoming reception rooms, each with an attractive fireplace that creates a cosy atmosphere for relaxing and dining. The kitchen boasts attractive units with wooden work surfaces, butler style sink and a range of appliances (as stated), with the adjoining utility room providing extra storage and laundry facilities. A convenient ground floor cloakroom/WC adds further practicality to the layout. Upstairs, a spacious landing creates an ideal space for a study or reading nook, and leads to three double bedrooms and a stylish four piece bath/shower room. Enjoying a desirable south-easterly aspect, the rear garden is an inviting spot to enjoy the stunning views, enhanced by low-level post and rail fencing that showcases the 'borrowed' landscape, with an additional garden area adjoining the picturesque village pond. Off road parking is located adjacent to the home, with a useful garage providing further parking or storage options. Tebworth strikes the perfect balance of semi-rural village living amidst beautiful countryside—ideal for outdoor walks and leisure—while remaining conveniently close to major road and rail links (A5: 0.9 miles, M1: 3 miles, Harlington mainline rail station: 3.9 miles), making it the perfect retreat for both families and professionals alike.

EPC: D.

- Desirable location
- Delightful countryside views to rear
- Two spacious reception rooms, each with feature fireplace
- Fitted kitchen with a range of appliances
- Useful utility plus cloakroom/WC
- Three double bedrooms
- Spacious first floor bath/shower room with four piece suite
- Rear garden with south-easterly aspect



GROUND FLOOR

ENTRANCE

Via composite front entrance door with double glazed insert to:

DINING ROOM

Double glazed window to front aspect. Feature cast iron open fireplace with decorative tiled inserts. Wall mounted cupboard housing electric meter and fuse box. Radiator. Floor tiling. Open access to living room. Door to:

KITCHEN

Double glazed window to rear aspect. A range of base and wall mounted units with wooden work surface areas incorporating butler style sink with mixer tap, and Bosch induction hob with extractor over. Tiled splashbacks. Built-in Bosch electric double oven. Integrated refrigerator and wine cooler. Floor tiling. Recessed spotlighting to ceiling. Door to:

UTILITY ROOM

Double glazed window to side aspect. Double doors to rear aspect, leading to garden. A range of base and wall mounted units with work surface area. Space for freezer, washing machine and tumble dryer. Wall mounted gas fired boiler (LPG). Radiator. Floor tiling.

CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and wall mounted wash hand basin with tiled splashback.

LIVING ROOM

Dual aspect via double glazed window to front, and two double glazed windows to side. Working log burning stove, set within chimney breast. Oak flooring.

FIRST FLOOR

LANDING

Double glazed window to side aspect. Two radiators. Hatch to loft. Built-in airing cupboard housing water tank. Doors to all bedrooms and family bath/shower room.

BEDROOM 1

Double glazed window to rear aspect. Radiator.

BEDROOM 2

Dual aspect via double glazed windows to side and rear. Radiator.

BEDROOM 3

Double glazed window to front aspect. Radiator.



FAMILY BATH/SHOWER ROOM

Double glazed window to rear aspect. Double glazed skylight. Four piece suite comprising: Bath with mixer tap, corner shower cubicle with wall mounted shower unit, close coupled WC and wall mounted wash hand basin with mixer tap. Tiled splashbacks. Heated towel rail. Extractor. Wood effect flooring.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn. Pathway leading to front entrance door. Various shrubs. Enclosed by post and rail fencing, and brick walling.

REAR GARDEN

South-easterly aspect. Areas laid to lawn, gravel and paving. Various shrubs. Outside light and cold water tap. Enclosed by panelled fencing with post and rail fencing to rear to maximise the delightful countryside views. Additional garden area to west side of pond (on separate Title: BD328769).

GARAGE

Single brick-built garage situated in block adjacent to the property. Metal up and over door. Power and light.



OFF ROAD PARKING

Adjacent gravelled driveway providing off road parking for approx. two vehicles.
(Neighbours right of access to garages).

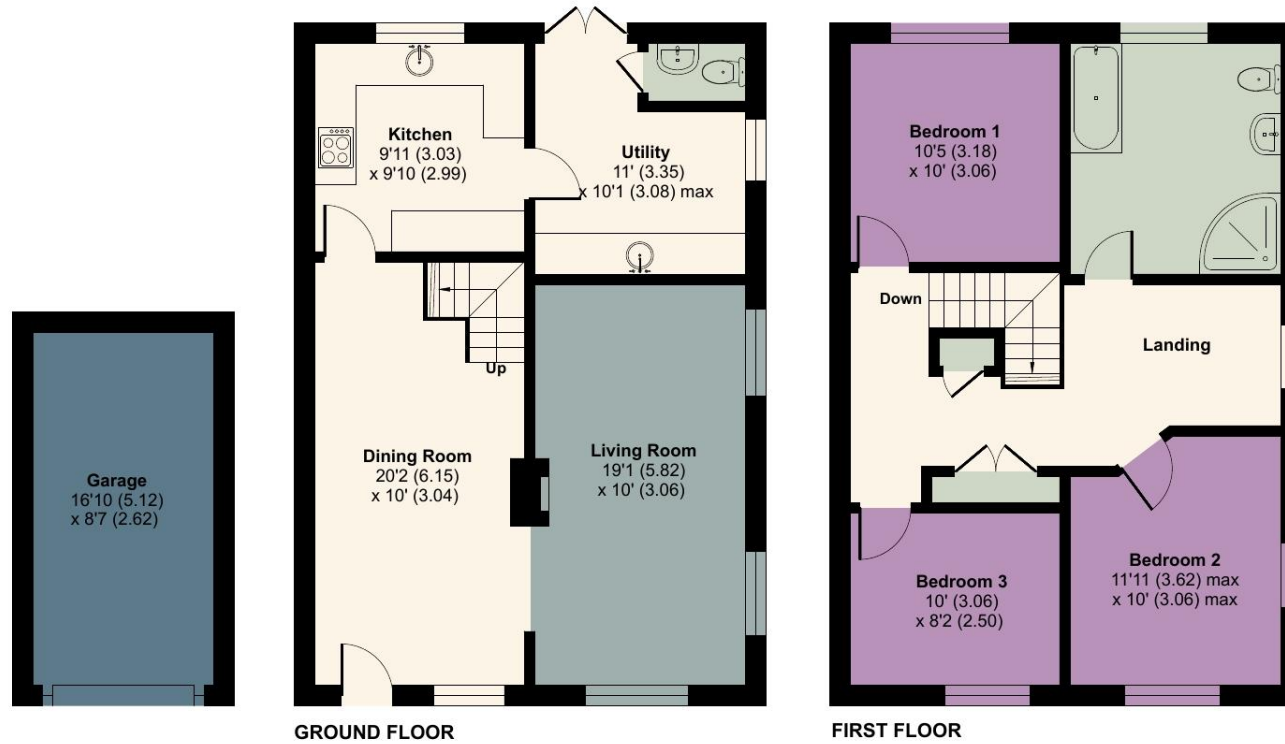
Council Tax Band: C.



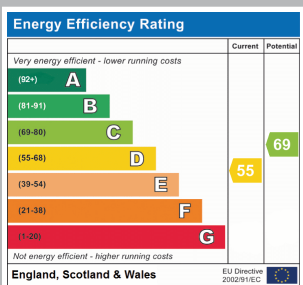




Approximate Area = 1254 sq ft / 116.5 sq m
Garage = 144 sq ft / 13.3 sq m
Total = 1398 sq ft / 129.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Country Properties. REF: 1514103



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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