



WELCOME TO DUNSTABLE

WELCOME TO

27 TITUS GROVE,
HOUGHTON REGIS,
DUNSTABLE,
LU5 6GZ

Useful information to help you settle in, along with a few local recommendations to make your stay more enjoyable.

We've kept everything clear and easy to follow and shared a few of our own favourite spots nearby so you can experience the area like a local.

GUEST BOOK



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Andwell & Co

This home is proudly managed by Andwell & Co, a hospitality-led short-stay company run by Shaun and Toby.

○ MEET THE TEAM



Between us, we've spent years on the ground running homes like this. It's hands-on work, and we take real pride in doing it properly.

This isn't just another listing to us. We look after the space, and we care about the people staying in it. Every home we manage means something, and this one is no different.

We've set it up to feel comfortable and easy from the moment you walk in. Comfy bedding, thoughtful touches, free WiFi and clear communication. The kind of details that actually matter when you're staying somewhere.

We love hosting, and we hope you feel at home here.



*From Shaun Toby & the
Andwell & Co team*

QUICK ESSENTIALS

○ REFERENCES

Property Address

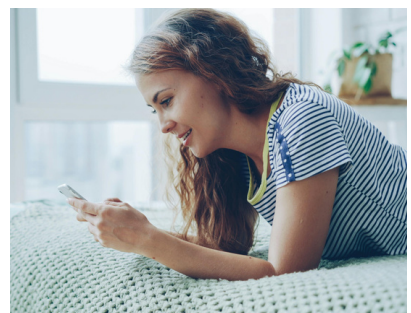
27 Titus Grove,
Houghton Regis,
Dunstable
LU5 6GZ



WiFi, Scan to connect



Network: STL73M9A_2GHz
Password: 3jENxTVCXv3J



Emergency Contact

+44 (0)7843956725



HOUSE RULES

ENJOY YOUR STAY AND TREAT THE
SPACE WITH THE SAME CARE AND
RESPECT AS YOUR FAMILY HOME.



- **No parties or gatherings**

This is a residential building, so gatherings, parties, or events are not permitted.

- **No smoking or vaping**

Smoking or vaping is not allowed anywhere inside the property or building to keep the space fresh for all guests.

- **No visitors without permission**

Only registered guests are allowed in the property.
Visitors must be agreed in advance.

- **Shoes off indoors**

Please remove shoes at the door to help keep the property clean and hygienic.

- **Pets**

Pets are only allowed if pre-authorized in advance. A pet cleaning fee must be paid to protect future guests, especially those with allergies.

- **Noise**

Please keep noise to a minimum, particularly in the evenings after 7pm to respect neighbours. We want to maintain a calm and comfortable environment for everyone.

- **Noise monitoring**

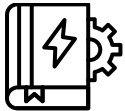
A noise monitor is in place inside the property. It does not record conversations, only sound levels.

- **CCTV**

CCTV operates in communal areas outside the building for security. This may be used as evidence if required.

Failure to follow house rules may result in additional charges or early termination of your stay.

HOW EVERYTHING WORKS



Heating & Hot Water

- As you walk in, look at the left wall
- There are two thermostats – use the square one on the left
- Press the button on the side and scroll up/down to adjust the temperature



Please help us recycle.

- Bins are located to the left of the property
- Use the designated bins for recycling and general waste
- Separate items where possible (paper, plastic, glass)
- Rinse containers before recycling
- Do not place food waste in recycling bins

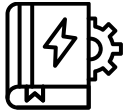


Parking

- You can park up to 3 cars on the driveway
- You can also park to the right of the house if there is a space available.
- Parking is at your own risk.



HOW EVERYTHING WORKS



TV & Entertainment

- Turn on using the remote
- Smart TV apps available (Netflix, etc.)
- Log into your own accounts if needed and remember to log out before leaving

Bathroom

- Please avoid blocking drains and dispose of items in the bin provided
- Ventilation: Open window or use fan after showering

Washing Machine

- We recommend a short cycle at 30°C for most clothes
- Turn the dial to select the programme, choose your settings, then press start
- Please do not dry clothes on electric heaters

Other

If you need help using anything in the home, send us a photo and our team will guide you through it.

LOCAL ESSENTIALS

○ IF YOU NEED DIRECTIONS OR ANYTHING MORE SPECIFIC, JUST MESSAGE US.

↗ **Local Supermarket Morrisons**

A practical choice for stocking up, with groceries, household basics and an in-store café. It's on Houghton Regis High Street, so it works well for guests staying locally who want an easy food shop.



↗ **Local Pharmacy Houghton Regis Pharmacy**

This is the easiest local pharmacy. Handy for prescriptions, toiletries, travel basics or anything you may have forgotten to pack.



↗ **Local Station Leagrave**

Leagrave is the closest main station, with direct services to London St Pancras International



PLACES TO EAT

○ OUR FAVOURITE PLACES NEARBY



Favourite Café **ROAM Café Bistro** **Linmere** **Farmstead**

This is our favourite nearby café because it feels fresh, local and a bit more special than a standard chain. They serve barista coffee, home-baked cakes and a modern food menu, so it's great for brunch, a relaxed coffee or a casual bite.



Favourite Bar **The Old Red Lion**

A proper local pub with a warm village feel, set in a lovely old building. It's a good choice for a relaxed drink, Sunday carvery or an easy evening meal close to the house.



Esquires Coffee **Houghton Regis**

A long-running family business in Dunstable, known for home-cooked food and a warm welcome. It's a good pick when guests want somewhere independent, friendly and not too far away.



LOCAL PLACES

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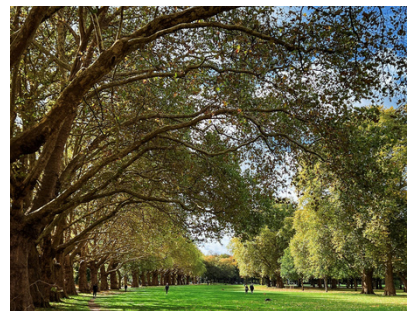
↗ **Local Highlight** **Linmere** **Farmstead**

A lovely local spot with a café, community feel and useful everyday places nearby. It's a nice easy option for guests who want somewhere relaxed without heading into town.



↗ **Green Space** **Houghton Hall** **Park**

A great local green space with 42 acres of parkland and woodland. It's perfect for a gentle walk, fresh air or a quiet break close to the house



↗ **Access to London** **St Pancras** **International**

Leagrave is the best local station for getting into London. Direct trains to London St Pancras International usually take around 48 minutes, with the fastest services taking about 37 minutes.



EXTEND YOUR STAY OR LATE CHECK-OUT

○ EXTEND YOUR STAY



If you need to extend your stay or need a later check-out to catch a night flight, just message us a week before and we'll see what's possible.



We'll always try to help, but it depends on the next booking and our cleaning schedule.

If a late check-out is available, there will be a small fee. This helps cover the extra time and staff needed to get the property ready for the next guest without rushing the clean.

Let us know as early as you can and we'll do our best to make it work.

CHECKOUT INSTRUCTIONS



Check-out is **by or before 10am** unless agreed otherwise.

- ✓ Leave beds unmade and place **towels in the bath** or shower
- ✓ **Wash dishes**, load and start the dishwasher
- ✓ **Empty fridge**, cupboards, and bins
- ✓ Place **bins outside**, see instructions provided
- ✓ **Turn off lights**
- ✓ Close and **lock all windows and doors**
- ✓ **Return keys** to the lockbox

Send me a message to say you have checked out

WE APPRECIATE GUESTS WHO
TREAT THE SPACE WITH CARE
AND LEAVE IT CLEAN AND TIDY,
JUST AS THEY FOUND IT.

Andwell & Co



Book Your Next Stay

If you've enjoyed your stay, you can book your next stay by scanning the QR code.

It's the quickest way to check availability across our properties and access our best available rates.

andwell.bookeddirectly.com

andwell.co.uk

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