



Bell Farm Close, Studham, LU6 2QX
Asking price £900,000

Sears & Co
estate & letting agents

A substantial, modern, family home constructed in 2016 with accommodation spanning in excess of 2200 SQFT situated in the exclusive village of Studham.

Accommodation includes an entrance hallway, downstairs w/c, 17FT living room, LUXURIOUSLY appointed 17FT kitchen/breakfast room, SEPARATE dining room, study, Principal bedroom with EN SUITE, second bedroom with EN SUITE, two further double bedrooms and a family bathroom with four piece suite.

Externally the property further benefits from DRIVEWAY PARKING, a double garage and a well appointed, private rear garden.

Studham is an aspirational location, voted one of Britain's poshest villages by The Telegraph. Encompassing an environment of largely green, leafy landscapes, it's within the 324-acre Chiltern Hills AONB. It has its own expanse of meadows and woods at its Common – a Country Wildlife Site granted a prestigious Green Flag Award. The Common also hosts the May Fair.



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The village is superb for sports, family-friendly activities and access to a wide variety of days out for all ages. There's Whipsnade Zoo, the Natural History Museum, the Ashridge Estate, Dunstable Downs, even a Champneys spa. Holidays couldn't be simpler, with Luton Airport only 10 miles away. For the commuter, trains from Hemel Hempstead will get you into the capital the quickest, and you're well placed for the A41, M1 and M25.

It's rural in Studham, but not too remote. There are two all-important pubs on the doorstep, and amenities and leisure are abundant to pretty market towns in the area, including Berkhamsted, Tring and Dunstable. Both Harpenden and St Albans are equally as easy to reach.

A big appeal for parents is the Ofsted 'Outstanding' primary, with secondary, private and independent schooling nearby. Living in pastoral, peaceful Studham offers a wonderful way to wind down together, and is even better for putting on your walking boots for a whole-family hike through the countryside.

Double Glazed Front Door

Entrance Hallway

Under stairs storage cupboard. Radiator. Karndean flooring. Access to all ground floor rooms. Stairs rising to the first floor accommodation.

Downstairs W/C

Fitted with a two piece suite to include an enclosed cistern W/C and a vanity wash hand basin with mixer tap. Radiator. Partially tiled walls. Tiled flooring. Extractor fan.

Living Room

Double glazed doors leading to the garden. Two radiators. Bespoke media unit. Karndean flooring.

Study

Double glazed window. Radiator. Karndean flooring.

Dining Room

Double glazed window. Radiator. Karndean flooring.

Kitchen/Breakfast Room

Double glazed doors leading to the garden. Two double glazed windows. Fitted range of eye and base level units with granite work surfaces over also forming up stands. Double stainless steel sink and mixer tap. Two integrated ovens, warming drawer, induction hob, extractor, full size fridge, full size freezer, washing machine and dishwasher. Feature island with granite work surface over forming a breakfast bar, storage and an integrated wine cooler. Tiled flooring. Recessed down lighting.

First Floor Landing

Radiator. Airing cupboard. Access to the loft. Access to all bedrooms and the family bathroom.

Principal Bedroom

Double glazed window. Radiator. Built in wardrobes. Access to the en suite shower room.

En Suite Shower Room

Double glazed window. Fitted with a four piece suite to include a shower enclosure with 'Mira' shower, double vanity sink units with mixer taps and an enclosed cistern w/c. Two shaver points. Tiled flooring. Partially tiled walls. Chrome heated towel rail. Extractor fan. Recessed down lighting.

Bedroom Two

Double glazed window. Radiator. Built in wardrobe. Access to the en suite shower room.

En Suite Shower Room

Double glazed window. Fitted with a three piece suite to

include a shower enclosure with 'Mira' shower, Vanity sink unit with mixer tap. Cistern enclosed w/c. Tiled flooring. Partially tiled walls. Recessed down lighting. Extractor fan. Shaver point.

Bedroom Three

Double glazed window. Radiator. Built in wardrobe.

Bedroom Four

Double glazed window. Radiator.

Family Bathroom

Fitted with a four piece suite to include a panel enclosed bath, Vanity sink unit with mixer tap, cistern enclosed w/c and a shower enclosure. Chrome heated towel rail. Tiled flooring. Partially tiled walls. Recessed down lighting. Extractor fan. Shaver point.

To The Front

An area of block paving providing driveway parking. Front garden mainly laid with lawn and a hedge border. Pathway to the front door.

Double Garage

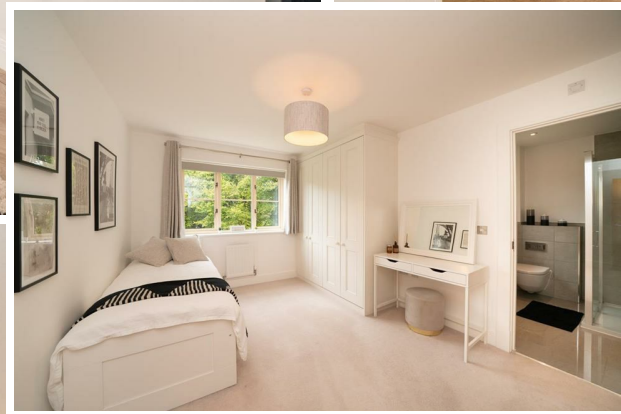
Accessed via two electric garage doors from the front and a courtesy door from the garden. Double glazed window. Power & lighting.

To The Rear

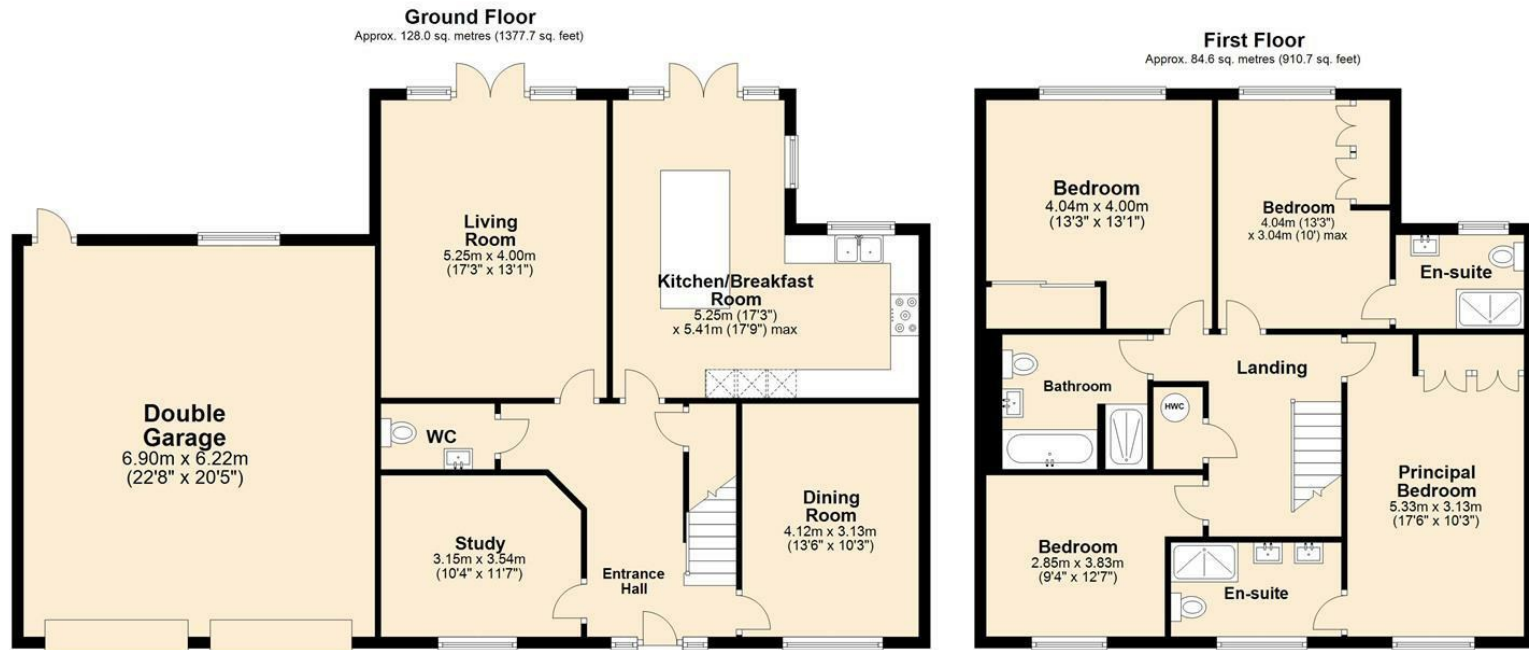
A private garden laid with areas of patio, lawn, planted areas and wood chippings primarily enclosed by timber panel fencing but partly by hedging. Courtesy door to the double garage. Gated side access.

Communal Areas Service Charge

The owners have advised that the property is subject to service charges of £315.00 per year approx. This information should be verified with a solicitor prior to any exchange of contracts.







Total area: approx. 212.6 sq. metres (2288.4 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		