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26 Dunstable Road
Studham | Bedfordshire | LU62 QG
£735,000

An extended and fully refurbished four bedroom cottage backing onto open countryside views, located within the heart of the sought after semi-rural Bedfordshire village of Studham, voted one of Britain's most desirable villages.

Situated within the picturesque Bedfordshire village of Studham, this charming four bedroom extended cottage has been lovingly restored and refurbished by the current owners to a high standard finish throughout. The cottage benefits from a delightful dual aspect sitting/dining room featuring a log burning stove, a refitted kitchen/breakfast room, master en suite and refitted family bathroom, and a private south/easterly facing private garden with a large entertaining patio area and backing onto open countryside with a detached home office within the garden.

Upon entering this extended cottage, a welcoming entrance with downstairs cloakroom opens into a spacious sitting/dining room that extends beyond 24ft. in length. With a dual aspect and double doors to the rear garden, the sitting/dining creates a light and airy space for hosting social and formal gatherings, whilst a log burning stove within the sitting room sets the perfect scene to cosy up and relax. Beyond the sitting/dining room, a door connects to a refitted kitchen/breakfast room that features an exposed beam and original fireplace. The kitchen area is fitted with a range of base and wall mounted units, a Butler's sink, integral dishwasher and washing machine, and space for a oven and fridge/freezer, and side door provides access out to the rear garden.

Stairs behind a door from the sitting/dining room rises to the first floor landing and leads to the master suite, three further bedrooms and the refitted family bathroom. The dual aspect master bedroom is a generous sized double bedroom, and features a refitted en suite shower room comprising of a low level W.C, wash hand basin and shower cubicle. Bedroom two and three are both good sized double bedrooms whilst the fourth bedroom is a good sized single bedroom, and the three bedrooms benefitting from built in storage. The family bathroom which has been refitted by the owners is finished with a low level W.C, vanity wash hand basin with storage under, and a panelled bath with a shower attached above.

Externally, the cottage is approached via gravelled off road parking which provides allocated parking for two/three vehicles which leads to the main entrance and side gated access. To the front of the cottage, there is a lawned front garden with shrub borders. Double doors from the sitting room and access via the kitchen lead to steps that rise to a large patio entertaining area that provides the perfect space for al-fresco dining and entertaining with friends and family whilst overlooking the private rear garden. Steps from the patio rise to the lawned main garden with a variety of flower bed borders and mature hedging that offers a high degree of privacy, and sets the perfect haven to relax and unwind whilst enjoying the surrounding tranquil environment. Located to the rear of the garden is the addition of a detached home office complete with power, lighting and internet connections that offers the ideal space for working from home.



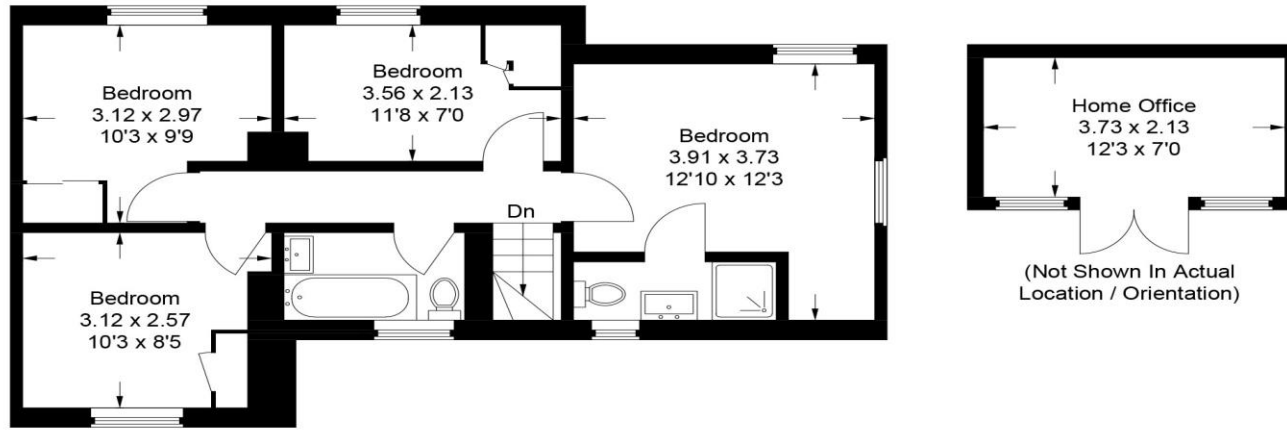
This delightful cottage is positioned within the heart of Studham, which is located in the beautiful South Bedfordshire countryside on the eastern edge of the Chiltern Hills, and is one of Britain's most desirable villages. The surrounding area boasts stunning natural scenery, with attractions such as Whipsnade Zoo, Whipsnade Tree Cathedral, and Dunstable Downs all located nearby. 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. Studham is also well positioned for access to London, with the M1 Junction 9 approximately 6 miles away. There are also efficient train links to London available from either Berkhamsted or Harpenden which take under 30 minutes, making it a convenient location for commuting into the capital or exploring the wider area.

- Extended & Fully Refurbished Throughout
- Charming Four Bedroom Cottage
- Spacious Sitting/Dining Room
- Refitted Kitchen/Breakfast Room
- Master en Suite & Refitted Family Bathroom
- Private Rear Garden & Detached Home Office
- Backing onto Open Countryside Views
- Off Road Parking for two/three Vehicles
- Desirable Semi-Rural Bedfordshire Village
- Excellent Transport Links to London Nearby

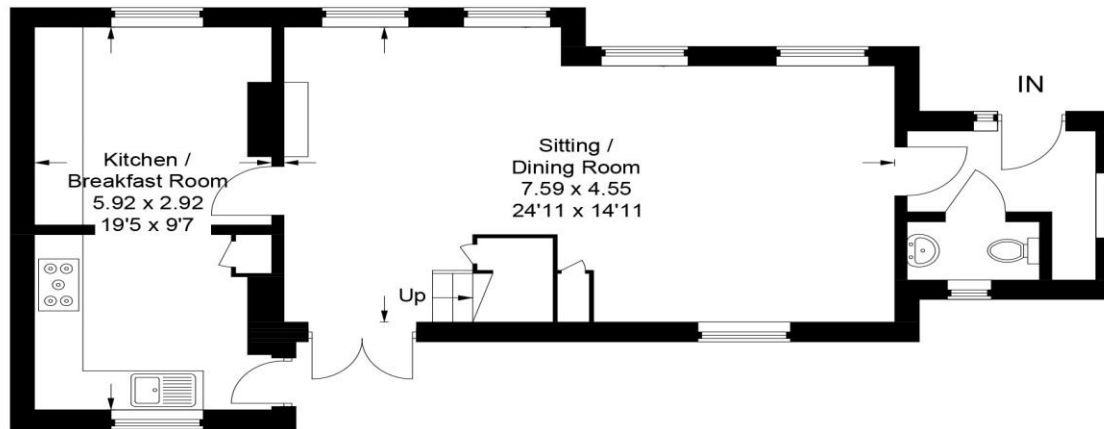
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Approximate Gross Internal Area
Ground Floor = 56.4 sq m / 607 sq ft
First Floor = 49.7 sq m / 535 sq ft
Home Office = 8.1 sq m / 87 sq ft
Total = 114.2 sq m / 1,229 sq ft



First Floor



Ground Floor

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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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. F653

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