



Trecarne

Studham | Bedfordshire

FINE & COUNTRY











# Trecarne

Church Road | Studham | Bedfordshire | LU6 2QA

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Welcome to Trecarne, a unique example of a family home that has everything. A beautiful four bedroom, detached single storey dwelling set within approx. third of an acre of grounds, with a fantastic indoor heated swimming pool complex adjacent to the main house. A must see for any buyer.

Turning in to the property, you drive up a long private tree lined driveway, opening on to a large block paved area in front of a huge double garage providing parking for several cars.

A large reception hallway with a guest cloakroom to the side, opens on to an extensive sitting room with full height patio doors offering calming views of the beautiful trees in the front gardens and glimpses of wildlife that visit the property throughout the day. A feature fireplace houses a state of the art Optimyst electric fire, with a gas log fire available behind and can be returned to a real fire if required. Built in storage furniture houses TV and Sky Q points. The open plan dining room is accessed through a pretty arch from the sitting room and is also enhanced with full height patio doors that offer amazing views of the rear gardens and pool complex.

Adjacent to the dining room is a fully fitted kitchen with every appliance, granite worktops and integrated circular breakfast bar. There is also a waste disposal unit and water softener together with two walk in store cupboards. Next to the kitchen is situated a fully fitted utility room with laundry, sink and American fridge freezer, additional freezer and extra store cupboards. At the end is an outside WC for the use of swimmers and guests.

Four extremely well proportioned double bedrooms, three all featuring built in wardrobes with the third bedroom having an ensuite shower room with WC and hand basin. The master bedroom with matching bespoke furniture and full height, enormous fitted wardrobes with huge mirror doors, boasts a full ensuite bathroom with whirlpool bath with power shower above, hand basin and low level WC. In the centre of the property there is a beautifully presented large family bathroom with whirlpool corner bath, walk in power shower, low level WC and wash hand basin.

To the rear of the property is a fantastic, huge family/games room with a pool table, wet bar, dart board, TV point and built in storage. An ideal place for indoor family fun that will keep you occupied for hours. Superfast broadband is connected throughout the whole property and can be accessed in the garden too.

To the side of the property there is a larger than average double garage with plenty of power sockets, the gas boiler and electric meter and consumer unit. There is also a large storage mezzanine currently used for storing wood and various items. Access to the loft is from here, opening on to a boarded area used for storing items not in regular use.







The rear of the property is laid to lawn and a block-paved patio with decorative borders with shrubs and bedding plants, there is also a useful shed for storing garden furniture, bikes, toys etc. and a brick built cooking area with gas BBQ. With plenty of room to play, the gardens offer a tranquil spot to relax and enjoy the birdsong with tree-lined shade on hot sunny days.

Steps lead up to the indoor heated swimming pool complex with hot tub, seating and dining area. There is a pool summerhouse behind with storage and room for people to change. The complex has power and lighting and provides an amazing family facility that can be enjoyed in all weathers even on chilly or rainy days.

Studham is a wonderful village in an area of outstanding natural beauty. Studham village CE academy school is a short walk along the road. There are buses to St Albans and Berkhamsted schools which leave from the centre of the village, about 100 metres walk away. Beechwood Park School, a highly sought after independent prep school, is a 9 minute drive away. Many people in the village commute to London each day using Luton Airport Parkway (19 minutes away) to catch the fast train via Thameslink into London. Harpenden and St Albans train stations are also within easy reach. Berkhamsted Station for Euston is just 17 minutes away. Access to the M1 is just 12 minutes away.

There are two well known and popular pubs just a short walk from the property, The Red Lion, situated close to the common and The Bell Inn both with great restaurants and outdoor seating.

Whipsnade Zoo is very close as is Dunstable Downs, a National Trust beauty spot with amazing views over the area and a modern visitor centre with café. There is a gym within cycling distance and Whipsnade Golf Club is a little further on. The three commons, accessible from the bottom of the drive, provide wonderful dog walks and there is a football play area with goal posts too. At the top of the hill Studham Sports club has football, cricket and tennis clubs and a social bar with outdoor seating. There is a wealth of pubs and restaurants in the area and shopping centres in towns like Dunstable, Luton, Hemel Hempstead, Harpenden, St Albans, Berkhamsted and Watford are all within easy reach. Milton Keynes and Brent Cross are all close enough for shopping days out. Local shops within a few minutes drive in Kensworth, Markyate and Little Gaddesden all include post offices. Online supermarkets and Amazon all deliver regularly on time, if required.



- Substantial Four Bedroom Detached Family Home
- Over 3600 sq.ft. of Versatile Accommodation
- Spacious Sitting Room & Separate Dining Room
- Kitchen/Breakfast Room & Family/Games Room
- Master en Suite & Guest en Suite Bedroom
- Family Bathroom & Separate Cloakroom
- Off Road Parking for Multiple Vehicles & Double Garage
- Private Rear Garden & Indoor Swimming Pool Complex
- Excellent Opportunity for Modernisation
- Desirable Semi Rural Bedfordshire Village
- Excellent Transport Links to London Nearby

#### Property Information

Tenure: Freehold

Gas, Mains Water, Electricity

EPC Rating: Band D

Council Tax: Band G

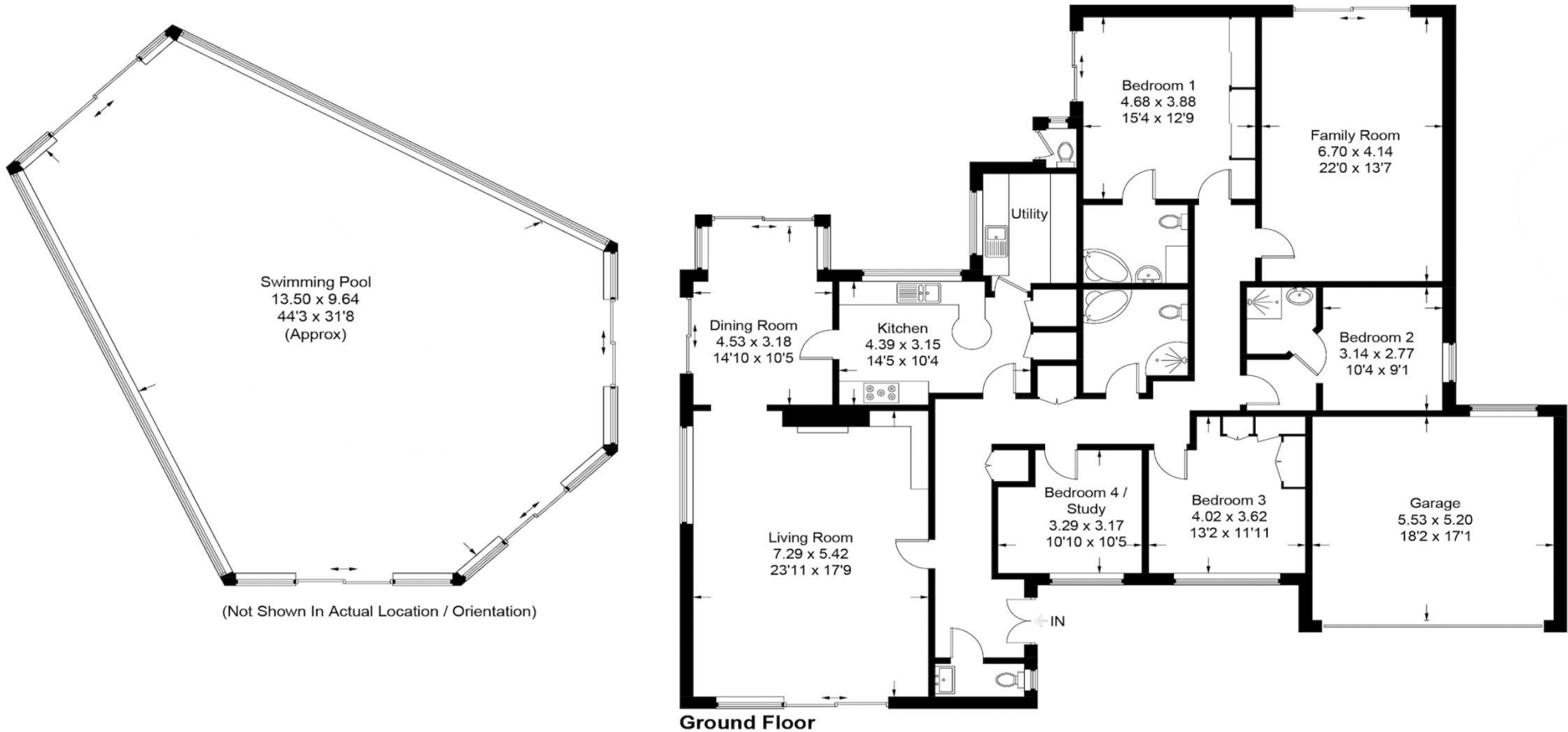
Local Authority: Central Bedfordshire Council

Approximate Gross Internal Area = 207.5 sq m / 2,233 sq ft

Garage = 28.9 sq m / 311 sq ft

Outbuilding = 107.2 sq m / 1,154 sq ft

Total = 343.6 sq m / 3,698 sq ft



(Not Shown In Actual Location / Orientation)

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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