



Holywell Road

Studham | Bedfordshire

FINE & COUNTRY





83 Holywell Road

Studham | Bedfordshire | LU6 2PD

A five/six double bedroom detached family residence reaching almost 3000 sq. ft of spacious accommodation and backing onto open countryside situated within the desirable semi rural Bedfordshire village of Studham, offered for sale with no onward chain.

Nestled in the highly sought-after, no-through road location of Holywell Road, this well presented five/six-bedroom detached family home offers an impressive 2,930 sq. ft. of living space whilst offering potential to extend to create further accommodation, subject to necessary planning consents. Highlights include a spacious 23ft. dual-aspect sitting room that opens into a bright garden room, a modern refitted kitchen/breakfast room with an adjoining utility room, a formal dining room, and a dedicated study. The property boasts five/six generously sized double bedrooms, including a master suite and a guest en suite. One of the home's standout features is its expansive, enclosed private rear garden, offering a vibrant display of colour with well-maintained flower beds, mature hedges, and trees surrounding the lush lawn. Multiple seating areas provide the perfect spots to relax and enjoy the peaceful, scenic surroundings throughout the day, or al-fresco dining with friends and family.

Upon entering this family home, a welcoming entrance hall with a downstairs cloakroom leads to a bay-fronted sitting room, stretching an impressive 23ft. in length, complete with an open fireplace—perfect for cozy evenings with loved ones. Adjacent to the sitting room is a study, providing an ideal space for working from home. At the rear of the sitting room, double doors open into a spacious garden room that offers picturesque views of the private garden. The entrance hall also provides access to a separate dining room, which offers an inviting setting for both formal and social gatherings with family and friends. The ground floor is further enhanced by a refitted kitchen/breakfast room, thoughtfully updated by the current owners. The kitchen area features a range of base and wall-mounted units, an integrated triple oven with an electric hob, space for a fridge/freezer and dishwasher, and direct access to the rear garden. Adjacent to the kitchen, a separate utility room offers additional storage and space for further appliances. From the utility room, a boot room provides convenient side door access and leads to the double integral garage.

Ascending from the entrance hall, the stairs lead to a spacious first-floor landing, which provides access to five/six bedrooms and the family bathroom. Positioned at the rear of the first floor, the impressive master bedroom spans over 19 ft. in length and features a dedicated dressing area equipped with an array of built-in wardrobes and drawers. The master bedroom overlooks the private garden and is complemented by a four-piece en suite bathroom. The second bedroom, also a generously sized double, includes built-in storage and its own en suite shower room, making it an ideal guest suite. Bedrooms three and four are both well-proportioned double rooms, each offering built-in storage for convenience. Towards the front of the first-floor landing, bedrooms five and six also provide double-sized accommodation. Originally designed as one spacious double bedroom, the current owners have creatively divided this space to create an ideal hobby room or sixth bedroom for visiting guests, each with built-in storage. This space can easily be reverted to a larger fifth double bedroom if desired. Completing the first-floor accommodation, the family bathroom features a low-level W.C., a bidet, 'His & Hers' wash basins with storage underneath, and a panelled bath with an overhead shower, providing the perfect retreat to relax and rejuvenate.





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This detached residence is accessed via a driveway flanked by mature hedges and trees, offering ample off-road parking for several vehicles and leading to the integral double garage. A covered path extends from the driveway to the main entrance, while side gated access adjacent to the garage provides a convenient route to the boot room/utility area and garden beyond. Stepping out from either the kitchen/breakfast room or the garden room, you'll find a two-tiered patio, perfect for al fresco dining with friends and family or simply relaxing while taking in views of the private rear garden. The garden itself features a lush, expansive lawn, providing ample space for leisurely family activities. It's bordered by vibrant flower beds, mature hedges, and tree-lined boundaries, ensuring a high degree of privacy. Towards the rear of the garden, a generously sized shed offers plenty of storage space. Raised decking tucked into the garden's corner creates the ideal seating area to unwind in the summer sun and take in the peaceful, tranquil surroundings.

Holywell Road is situated in the picturesque semi-rural village 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.



- Spacious Five/Six Double Bedroom Detached Family Home & No Chain
- 2930 sq. ft of Accommodation & Potential to Extend (STP)
- Bay Fronted Sitting Room Reaching 23ft. & Garden Room
- Kitchen/Breakfast Room, Dining Room & Utility/Boot Room
- Master en Suite Bedroom with Dressing Area & Guest en Suite
- Versatile Four/Five Further Double Bedrooms & Family Bathroom
- Generous Sized Private Rear Garden & Entertaining/Seating Areas
- Driveway for Multiple Vehicles & Double Integral Garage
- Highly Sought After Semi Rural Bedfordshire Village
- Excellent Transport Links to London Nearby



Additional Information

Tenure: Freehold

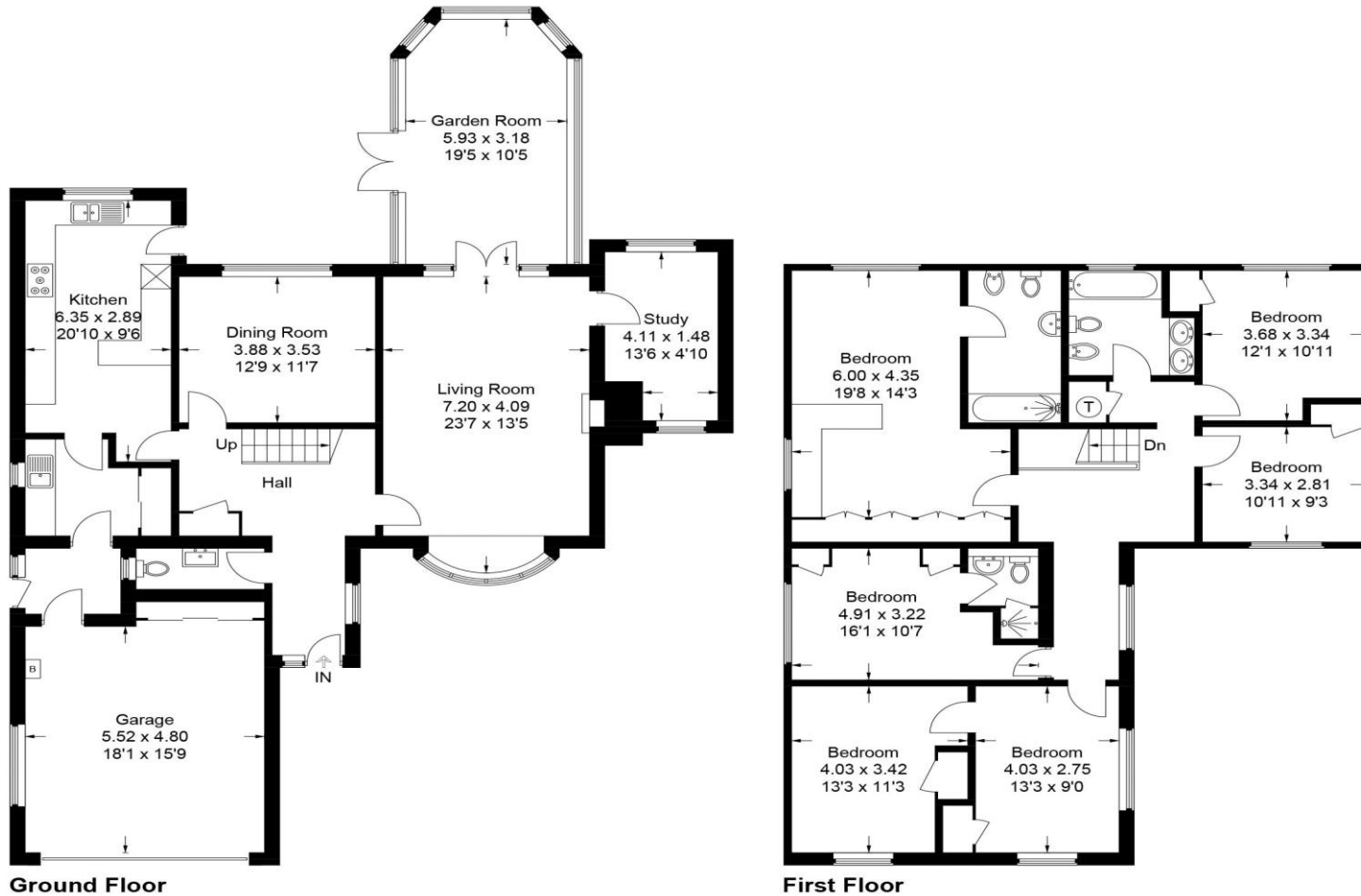
Gas, Mains Water, Electricity

EPC Rating: Band C

Council Tax: Band G

Local Authority: Central Bedfordshire Council

Approximate Gross Internal Area
 Ground Floor = 147.3 sq m / 1,585 sq ft
 (Including Garage)
 First Floor = 125.0 sq m / 1,345 sq ft
 Total = 272.3 sq m / 2,930 sq ft



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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