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Dunstable Road
Studham | Bedfordshire
£495,000

16 Dunstable Road Stuham Bedfordshire LU6 2QG

A charming two double bedroom detached character cottage situated within the heart of the highly sought after semi rural Bedfordshire village of Studham, offered for sale with no onward chain.

Nestled in the idyllic Bedfordshire village of Studham, this beautifully restored two-bedroom detached cottage combines modern comforts with timeless charm. Thoughtfully refurbished by the current owners, the property boasts contemporary finishes while preserving characterful elements like exposed beams and brickwork. Beautifully presented, it offers a fantastic opportunity for first-time buyers, those looking to downsize, or anyone in need of a low-maintenance 'lock up and go' for warmer getaways abroad. Key features include a spacious sitting/dining room with character features, a separate kitchen leading to an enclosed private courtyard garden and off road parking, a refitted family bathroom, and two double bedrooms. A further highlight to this and delightful cottage, a staircase from the second bedroom rises to a versatile attic room, providing the perfect space to enjoy hobbies and crafts, or the perfect home office to work within the comfort of home.

Upon entering this charming character home, you'll be greeted by a welcoming sitting/dining room with convenient under-stair storage. The sitting/dining room is highlighted by slate tile flooring throughout and beautiful exposed beams and brickwork, offering a characterful yet inviting ambiance, complemented by an impressive open fire—perfect for cosy winter evenings. Adjacent to this room is the separate, refitted kitchen, equipped with a range of base and wall-mounted units, an integrated oven with an electric hob, and ample space for white goods, and a stable door leading to a private courtyard garden.

Stairs from the sitting/dining room lead to the refitted family bathroom and continue to the first-floor landing, which connects to two generously sized double bedrooms. The stylish, refitted bathroom features a low-level W.C., vanity wash basin with built-in storage, a heated towel rail, and a panelled bath with an overhead shower—an ideal space for relaxation and rejuvenation. The master bedroom offers spacious double-size accommodation, while the second bedroom is also a well-proportioned double. Behind a wooden door in the second bedroom, stairs ascend to a bright and airy attic room, providing additional living accommodation for visiting guests, or the perfect space to enjoy crafts and hobbies, or as a quiet home office.

Externally, off-road parking for one vehicle is conveniently located adjacent to the detached cottage, with a path leading to the main entrance. A stable door from the kitchen opens to a bin storage area and steps that lead to the private courtyard garden. The rear of the cottage features a raised decking area, extending along the back of the property with steps down to a low-maintenance lawn. This outdoor space provides the perfect setting for social gatherings with friends and family or simply relaxing in the peaceful and private surroundings.



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.



- No Onward Chain
- Charming Detached Character Cottage
- Two Double Bedrooms & Attic Room
- Delightful Sitting/Dining Room
- Separate Fitted Kitchen
- Refitted Family Bathroom
- Private Courtyard Area
- Allocated Off Road Parking
- Desirable Semi Rural Bedfordshire Village
- Excellent Transport Links to London Nearby

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Property Information

Tenure: Freehold

Gas, Mains Water, Electricity


EPC Rating: Band E

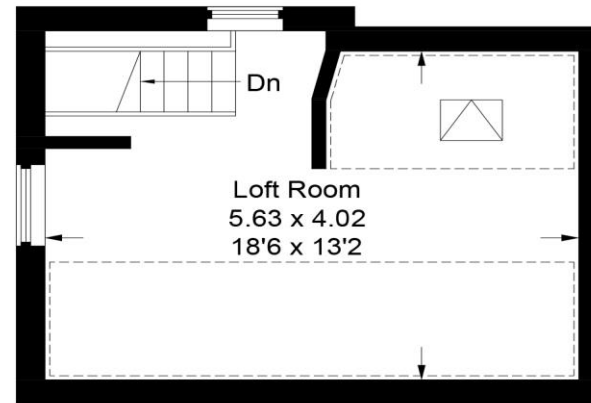
Council Tax: Band D

Local Authority: Central Bedfordshire Council

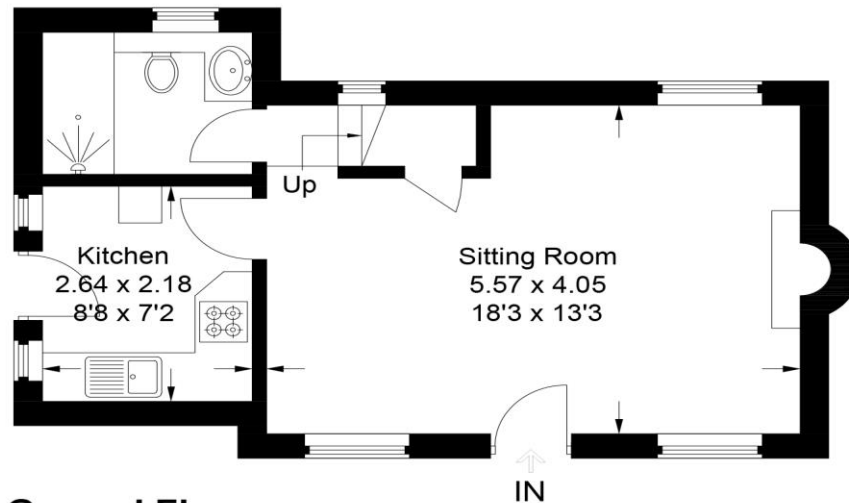
Approximate Gross Internal Area
Ground Floor = 33.7 sq m / 363 sq ft
First Floor = 22.7 sq m / 244 sq ft
Second Floor = 23.4 sq m / 252 sq ft
Total = 79.8 sq m / 859 sq ft



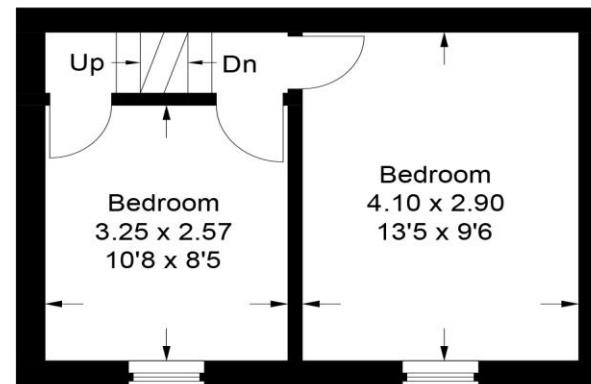
 = Reduced headroom below 1.5m / 5'0



Second Floor



Ground Floor



First 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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