



Holywell Close, Studham, LU6 2PB | Guide Price £1,325,000 Freehold

4 Bedrooms 2 Bath/Shower Rooms 2 Reception Rooms Double Garage Landscaped Gardens
EPC Band Council Tax: Band: G - £3,613.82 (2024/25) Central Bedfordshire Council Road Service Charge £50 pa

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Holywell Close, Studham

Highly desirable four bedroom detached home located on a large plot, in a private road within the sought after Holywell area, in Studham village, a 'designated area of natural beauty'.

- 🔑 Sought after location in private road
- 🔑 Detached family home set on a large private plot
- 🔑 Stunning 38 ft kitchen/family room
- 🔑 Spacious Living room with feature fireplace
- 🔑 Four bedrooms served by ensuite shower room and bathroom
- 🔑 Double garage and large driveway
- 🔑 Fabulous, landscaped gardens

Description

This superb family home has been fully renovated, extended and lovingly improved by the current owners and offers circa 2300 sq. ft of accommodation, a detached double garage and generous gardens.

The living space is beautifully presented throughout and includes a spacious hallway, large living room with feature fireplace and stunning kitchen/family room which measures almost 40ft in length with bi-fold doors opening out to the rear garden. The kitchen is fitted with a stylish contemporary range of units and integrated appliances. In addition, there is a separate utility room and downstairs cloakroom. Oak flooring runs throughout the downstairs.

Upstairs there are four bedrooms. The principal bedroom has a 'Juliet' balcony which overlooks the rear garden and an ensuite shower room with twin basin unit and large walk-in shower. The remaining bedrooms are served by a luxurious bathroom with freestanding bath and separate shower. The ensuite and bathroom both benefit from electric underfloor heating.

Outside to the front a large driveway provides ample off-street parking and leads to the double garage. The rear garden is a particular feature and is south facing. The gardens have been attractively landscaped with decked seating area and large lawn with mature shrubs and trees creating a private haven in which to relax and entertain. In addition there are two vegetable plots and a large shed with electrics and water. A greenhouse is discreetly hidden at the end of the garden.



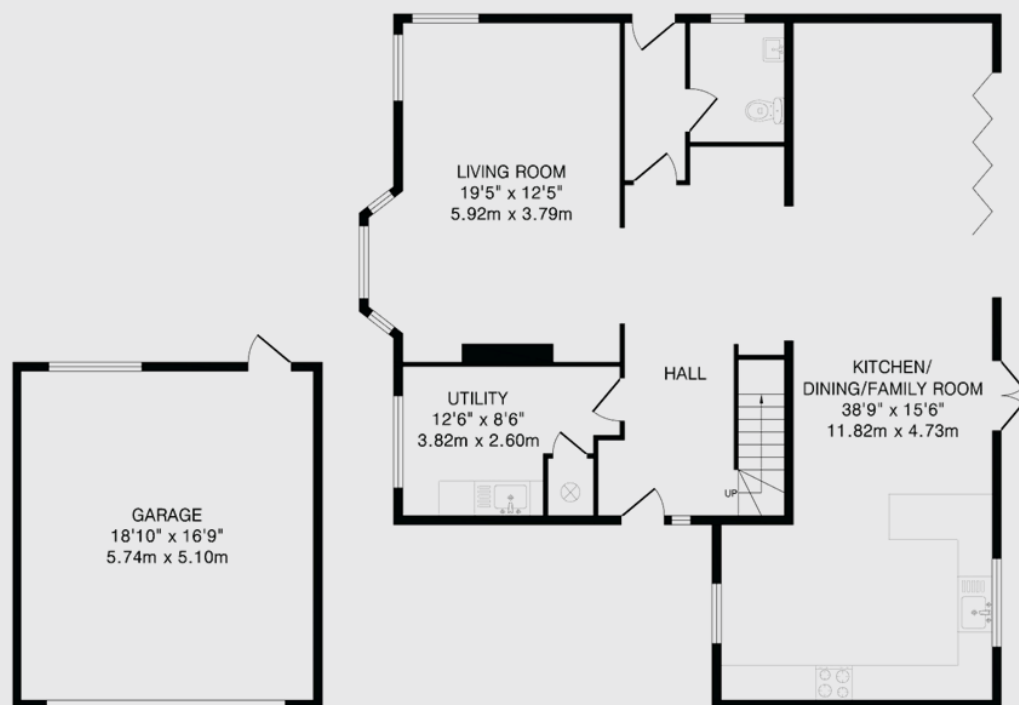
Location

Holywell Close is situated in Studham which has been designated an area of outstanding natural beauty with 68 acres of Common. The village offers two local pubs, church and highly regarded primary school and is within close proximity to the Dunstable Downs. The nearby village of Markyate is good for everyday amenities with the larger towns of Harpenden and Berkhamsted a short drive away, both towns offer fast rail links into London. The M1 and Luton airport are also within easy reach.



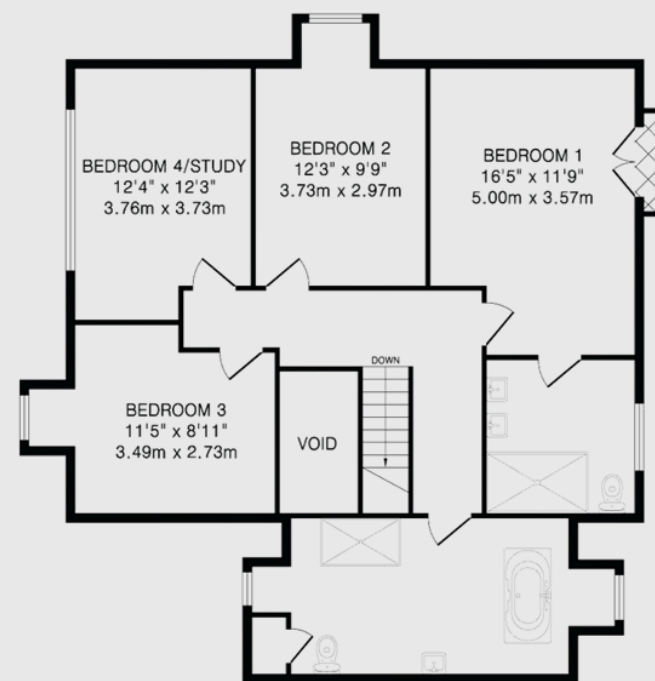






Garage
5 sq.ft.(29.2 sq.m)approx.

Ground Floor
1130 sq.ft.(104.9 sq.m)approx.



First Floor
1004 sq.ft.(93.2 sq.m)approx.

TOTAL FLOOR AREA: 2449 sq.ft.(227.3 sq.m)approx.

IMPORTANT INFORMATION:

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