






Oakway, Studham, Bedfordshire, LU6 | Guide Price £1,500,000 Freehold

 5 Bedrooms  3 Bath/Shower Rooms  3 Reception Rooms  Garage and Driveway  Large South facing Garden and Indoor Pool

 EPC Band B  Council Band: G – £3,613.82 2024/25  Central Bedfordshire Council

ashtons.co.uk

The
Collection
TOWN | COUNTRY | EQUESTRIAN

Oakway, Studham, Bedfordshire, LU6

Simply stunning detached five bedroom home with double storey extension added in 2020/21 and a fabulous indoor pool set in generous South facing gardens and located in a sought after road in the Holywell area of Studham village.

- ➦ Generous South facing rear garden and Indoor pool
- ➦ Sought after road in the popular Holywell area
- ➦ Recently extended and improved
- ➦ Two reception rooms and large open plan entertaining space
- ➦ Four double bedrooms and further nursery/study
- ➦ Two en-suite shower rooms and family bathroom
- ➦ Double garage and extensive driveway parking

Description

This fabulous, detached home has been lovingly extended and improved with a double storey extension added to the rear.

To the front of the property an extensive block paved driveway provides plenty of off-street parking and leads to a double garage. A fast EV Car Charger has been installed.

On entering the property an attractive hallway gives access to the impressive living space which includes, large living room with wood burner, family room at the front and a fabulous open plan dining/garden room to the rear with three sets of bi-fold doors which open out to the garden. The stylish modern fitted kitchen is fitted with an excellent range of units, Range style cooker and central island, a separate utility room sits just off.

Upstairs there are four double bedrooms and a further single room, ideal for a study. The principal bedroom benefits from a large newly fitted en-suite shower room. A further en-suite shower room and luxurious family bathroom with corner bath and shower cubicle serves the remaining bedrooms.

Outside the generous south facing rear gardens are a particular feature and have been thoughtfully landscaped with areas for both relaxing and dining, including a brick-built barbeque area, timber gazebo and play area with tree house. The current owners have also installed a pool house with heated indoor pool, which is heated by a Calorex heat pump.



Location

Oakway is a sought after location within Studham village, an area of outstanding natural beauty, which nestles within glorious Bedfordshire countryside. The village amenities include two excellent pubs, a Sports and Social Club, a Tennis Club and the well regarded Studham Lower School. The village is well placed for the M1 and M25 motorways and Luton airport, whilst remaining a rural location convenient for the towns of Harpenden and Berkhamsted, which have efficient rail links into London. The village has recently been voted the UK's poshest village in the Daily Express

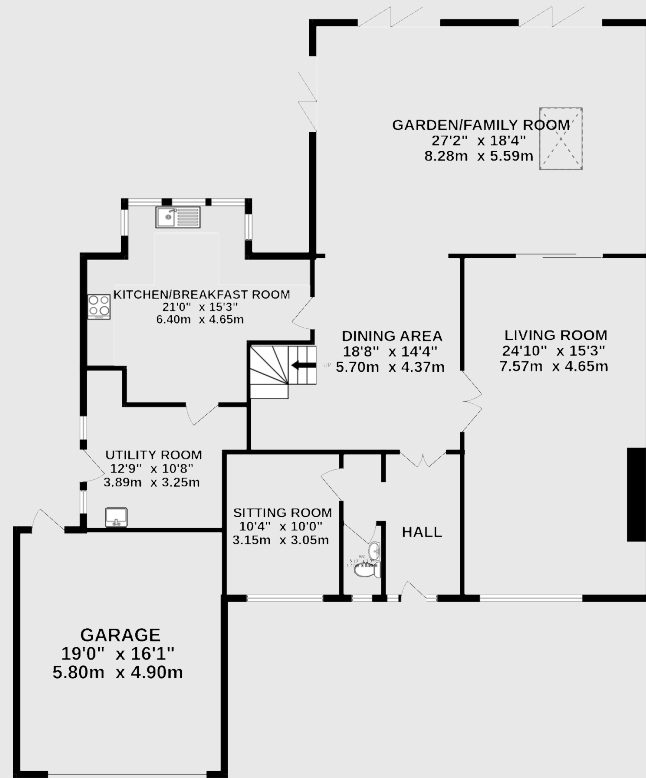
<https://www.express.co.uk/travel/articles/1942016/studham-beautiful-little-uk-village-poshest-bedfordshire/amp>



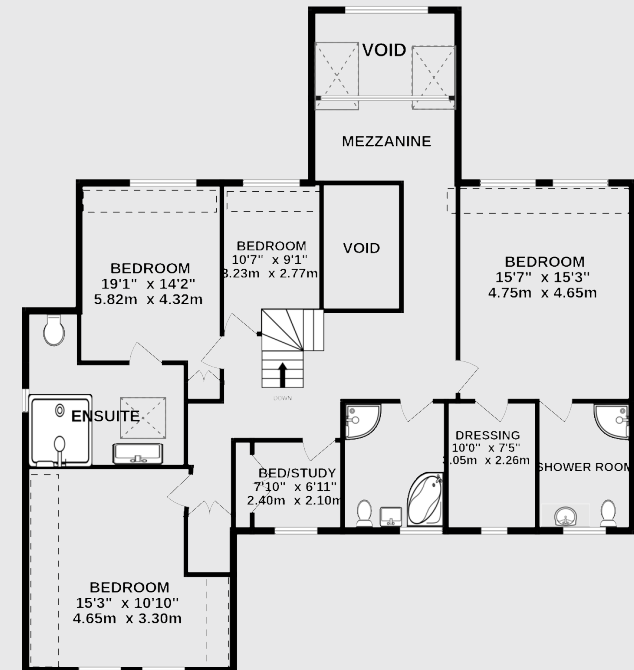




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 4312sq.ft. (400.6 sq.m.) approx.

HOUSE = 328 SQ M / 3530 SQ FT INDOOR POOL = 72.6 SQ M / 726 SQ FT

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

IMPORTANT INFORMATION:

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.

Contact one of our property experts today:

📞 01582 793555 ✉ thecollection@ashtons.co.uk 💻 ashtons.co.uk/the-collection

Berkhamsted | Harpenden | Hitchin | Redbourn | St Albans | Welwyn Garden City

The
Collection
TOWN | COUNTRY | EQUESTRIAN