



The Cedars, Oakway, Studham, LU6 2PE | Guide Price £1,400,000 Freehold

🛏 6 Bedrooms 🚿 3 Bath/Shower Rooms 🏠 3 Reception Rooms 🚗 Triple Garage 🌳 Plot 0.7 of an Acre
📊 EPC Band D 🏠 Council Tax: Band: F - £3,131.98 (2024/25) 🏛 Central Bedfordshire Council

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The Cedars, Oakway, Studham

This exceptional five/six bedroom versatile family home, has been recently refurbished throughout and offers stunning accommodation. The property previously had planning permission to extend further if required.

☞ Recently remodelled throughout to a high standard

☞ Open plan living / kitchen / family Room

☞ Bespoke kitchen with central island

☞ Five / six bedrooms

☞ Previous planning for further extension and double garage

☞ Plot of 0.7 of an acre with South West facing rear garden

☞ Refurbished Triple garage

Description

This stunning home is situated in a sought after road in this pretty and popular village.

The ground floor includes entrance hall, and open plan living area with underfloor heating, which includes a sitting room with feature fireplace and wood block flooring, fabulous kitchen and dining area with 'lantern' style roof and bi-fold doors leading out to the rear garden. The kitchen is fully fitted with high gloss cabinets and central island with leathered granite work surfaces. The principal bedroom boasts a luxurious en-suite bathroom and two sets of French doors opening out to the garden. There are 3 further bedrooms on this level (one of which is currently used as a study). Upstairs there are two further double bedrooms, a large shower room and an additional family room/study. There is also extensive and accessible storage on this level.

Outside the grounds and gardens are a particular delight. The rear garden faces south-west and offers a decked terrace with steps up to an expansive lawn, bordered by mature trees and shrubs, with lovely views across open countryside. There is gated access to a copse and lovely walks including footpaths into the centre of the village and beyond. The house is set well back from the road with a large driveway providing ample off-street parking which leads to a triple garage (with new roof).

NB. Planning was previously granted in November 2020 to extend the living space and build a detached double garage, this has since expired but could be reinstated if required.



Location

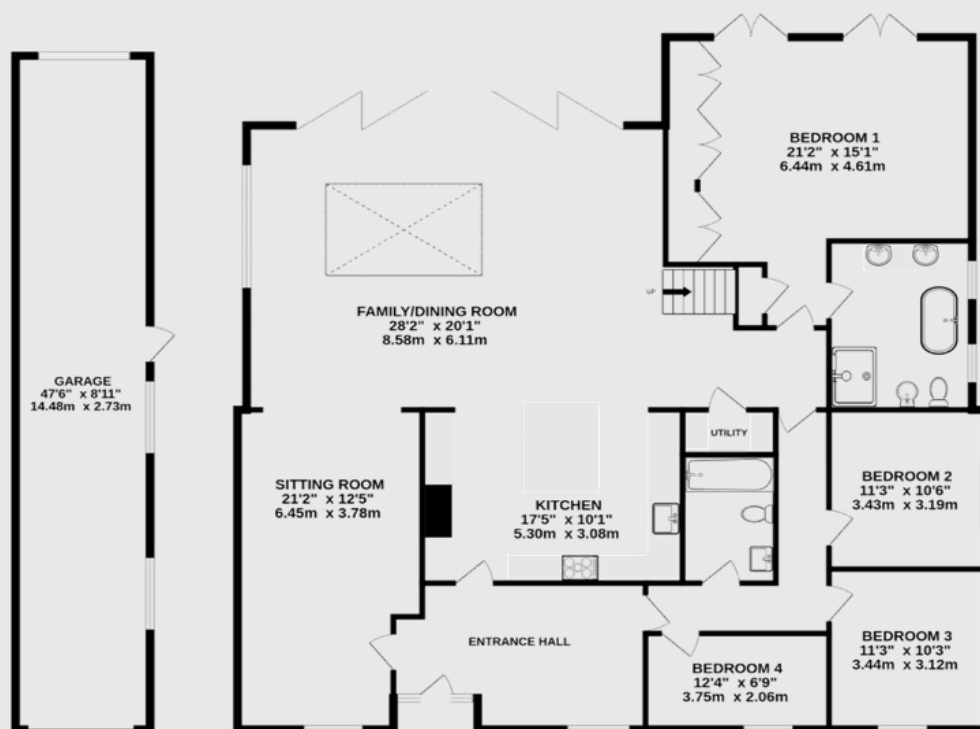
The Cedars is situated in the desirable Holywell area in Studham, an area of outstanding natural beauty. Well placed for the M1 motorway and Luton airport, while remaining a rural location convenient for the towns of Harpenden and Berkhamsted which both offer fast rail links into London. There are two family friendly pubs in the village and a Sports and Social Club with active Football, Tennis and Cricket clubs. There is a well regarded Junior School in the Village and the renowned Beechwood Park School is just a short drive away. The Dunstable Downs and Whipsnade are just a short walk away.



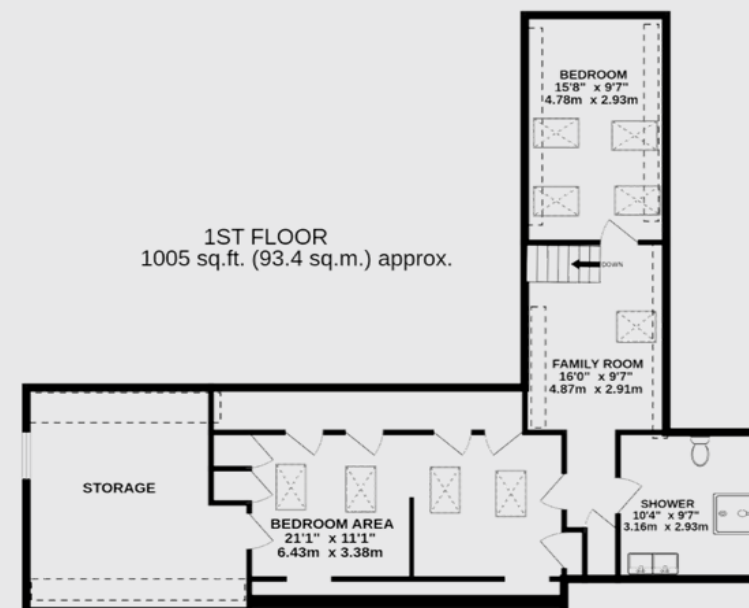




GROUND FLOOR
2249 sq.ft. (208.9 sq.m.) approx.



1ST FLOOR
1005 sq.ft. (93.4 sq.m.) approx.



TOTAL FLOOR AREA : 3254 sq.ft. (302.3 sq.m.) approx.

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

IMPORTANT INFORMATION:

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