







-  4 Bedrooms
-  2 Bath/Shower Rooms + WC
-  2 Reception Rooms + Study
-  Garage
-  Private Garden
-  EPC Band B

Council Tax
Band F: £3,371.69 2025/26
Local Authority
Central Bedfordshire Council

Communal Maintenance charge:
£161 paid every 6 months

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Bell Farm Close, Studham, Dunstable, LU6 2QX
Guide Price £795,000 Freehold

Bell Farm Close, Studham, LU6 2QX

Immaculate detached four bedroom home, located in a quiet close in this popular and sought after village.

- 🏡 Immaculate detached home
- 🏡 Four bedrooms
- 🏡 Two receptions rooms and study
- 🏡 Family bathroom and ensuite
- 🏡 Private landscaped garden
- 🏡 Situated in an area of outstanding natural beauty
- 🏡 Potential to extend further (STPP)

Description

The property has been meticulously maintained, with a B 'EPC' rating and boasts two spacious reception rooms, both with large windows that flood the space with natural light. A stylish kitchen is fitted with an excellent range of units, integrated appliances and a central island, with a separate utility room just off and underfloor heating.

Upstairs there are four bedrooms, three doubles and a single. Each bedroom has built-in wardrobes, providing ample storage space. The principal bedroom benefits from an en-suite bathroom. A luxurious family bathroom serves the remaining bedrooms.

Unique features of this property include Amtico flooring on the ground floor, a garage conversion, and a home office, catering to the needs of the modern, work-from-home professional. There is potential to extend the property further if desired (subject to the necessary consents) Outside the garden is attractively landscaped with patio seating area with pergola and sun deck, with the remainder laid to lawn.

Location

The property sits within the stunning 324-acre Chiltern Hills AONB, surrounded by an environment of green, leafy landscapes. It is ideal for those who enjoy rural living yet wish to be in close proximity to urban conveniences. Excellent transport links are within easy reach and include the M25 and M1 motorways and London Luton Airport. Fast trains into London can be found in nearby Berkhamsted and Luton Parkway. The property is within walking distance of two pubs and is near to the highly regarded village Lower School. The village is also close to Whipsnade Wildlife park and the Dunstable Downs. Studham has been voted one of Britain's poshest villages by The Daily Telegraph.

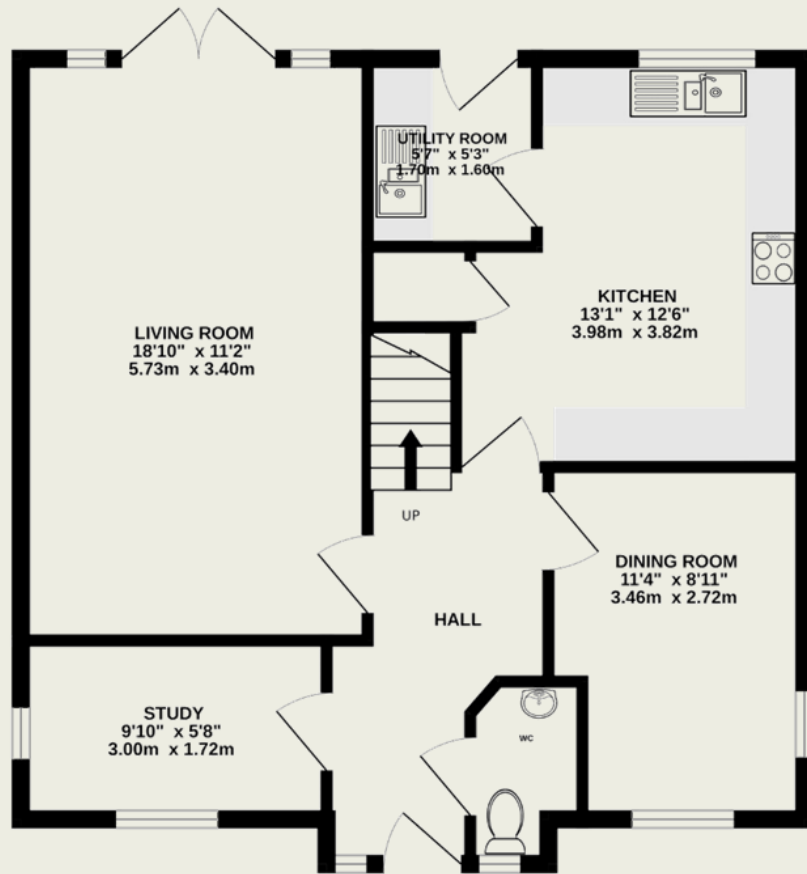




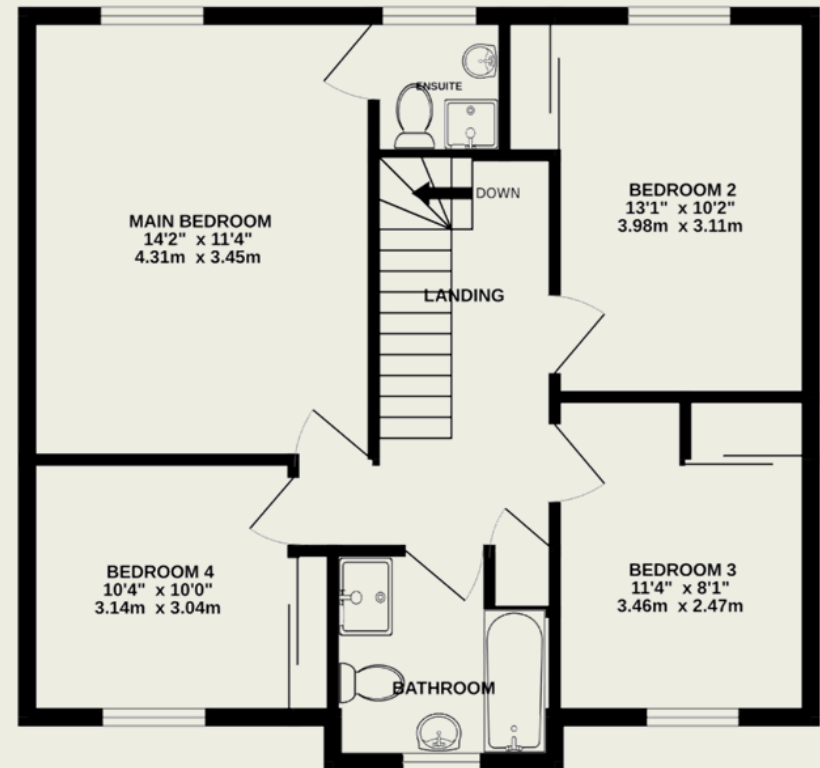
Important Information

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GROUND FLOOR
627 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1206 sq.ft. (112.0 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.