



4 Bedrooms



3 Bath/Shower Room + WC



4 Reception Rooms



Triple Garage



Private Garden



EPC Band D

Council Tax

Band G

- £3,793.36 25/26

Local Authority

Central Beds District Council



Woodland Rise, Studham, LU6
Guide Price £1,350,000. Freehold

Woodland Rise, Studham, LU6

An elegant four bedroom detached home, offering over 4400 sq ft situated on this generous plot of 0.4 acres.

🏡 Carriage driveway and triple garage

🏡 Self contained annex

🏡 Over 4400 sq ft

🏡 Fabulous conservatory

🏡 0.4 Acre plot

🏡 Chain free

🏡 Sought after quiet location

Description

The property is approached via a carriage driveway offering an impressive frontage with access to a triple garage. On entering the property you are met with a welcoming hallway that leads to a home office offering a lift and WC. The beautifully presented living space includes a generous bay fronted living room with feature fire place, bifold doors leading to a bright and airy conservatory and double doors to the garden. An archway leads through to the dining room which again offers views across the garden and leads nicely to the spacious kitchen/breakfast room. This includes a breakfast bar and fitted cupboards making this room the heart of the home. A further door leads through to a useful utility room and the extended part of the property. This offers a large family room with character features, cloakroom and aviary into the garden which could easily be used as a self contained annex. Upstairs there is a galleried landing with two picture windows creating a light and airy feel. The generous main bedroom enjoys a walk in dressing room with the addition of an en-suite shower room. There are a further three bedrooms all with built in wardrobes, ensuite to the second and a family bathroom. Outside the property enjoys a mature garden that's mostly laid to lawn and a substantial garden room equipped with water and electricity.

Location

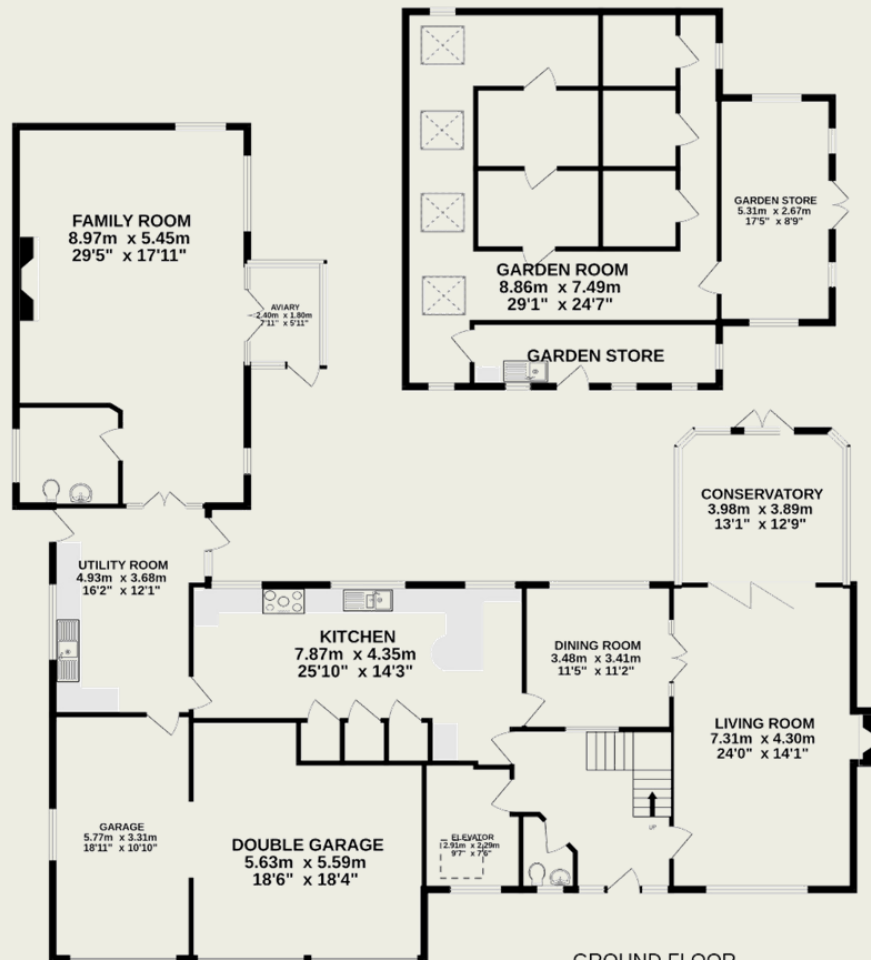
Located in the desirable Holywell area in Studham, a designated area of outstanding natural beauty. The village has an excellent primary school and is close to the renowned private Beechwood Park School. School bus services are also available from the village. Studham is well placed for excellent transport links, while remaining a rural location convenient for the towns of Harpenden and Berkhamsted, which have fast rail links into London and the City.



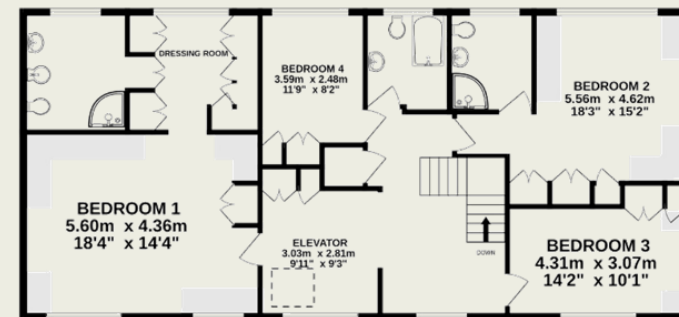


Important Information

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.



GROUND FLOOR
304.4 sq.m. (3276 sq.ft.) approx.



1ST FLOOR
113.3 sq.m. (1220 sq.ft.) approx.

TOTAL FLOOR AREA : 417.7 sq.m. (4496 sq.ft.) approx.

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