



**Bell Farm Close, Studham, LU6 2QX**  
**Asking price £625,000**

**Sears & Co**  
estate & letting agents



An IMPRESSIVE three bedroom, two bathroom modern property with accommodation spanning over 1250 SQFT constructed in 2015 and situated in the exclusive village of Studham.

The layout includes an entrance hallway, downstairs w/c, Triple aspect living room, OPEN PLAN kitchen/dining room, principal bedroom with EN SUITE, two further bedrooms and a family bathroom with four piece suite. Externally the property further benefits from DRIVEWAY PARKING, a larger than average garage and a delightful, private rear garden.

Studham is an aspirational location, voted one of Britain's poshest villages by The Telegraph. Encompassing an environment of largely green, leafy landscapes, it's within the 324-acre Chiltern Hills AONB. It has its own expanse of meadows and woods at its Common – a Country Wildlife Site granted a prestigious Green Flag Award. The Common also hosts the May Fair.

The village is superb for sports, family-friendly activities and access to a wide variety of days out for all ages. There's Whipsnade Zoo, the Natural History Museum, the Ashridge Estate, Dunstable Downs, even a Champneys spa. Holidays couldn't be simpler, with Luton Airport only 10 miles away. For the commuter, trains from Hemel Hempstead will get you into the capital the quickest, and you're well placed for the A41, M1 and M25.

It's rural in Studham, but not too remote. There are two all-important pubs on the doorstep, and amenities and leisure are abundant to pretty market towns in the area, including Berkhamsted, Tring and Dunstable. Both Harpenden and St Albans are equally as easy to reach.

A big appeal for parents is the Ofsted 'Outstanding' primary, with secondary, private and independent schooling nearby. Living in pastoral, peaceful Studham offers a wonderful way to wind down together, and is even better for putting on your walking boots for a whole-family hike through the countryside.

### Double Glazed Front Door

### Entrance Hallway

Radiator. Stairs rising to the first floor accommodation. Access to the living room, kitchen/dining room and downstairs w/c.

### Living Room

A triple aspect room with double glazed doors leading to the garden, a double glazed window to the side aspect and a double glazed window to the front aspect. Two radiators.

### Kitchen/Dining Room

A dual aspect room with double glazed doors leading to the garden and a double glazed window to the front aspect. Fitted with a range of eye and base level units with work surfaces over also forming up stands. One and a half bowl stainless steel sink and drainer unit with mixer tap. Integrated 'AEG' one

and a half oven with warming drawer below. Gas hob with extractor over. Integrated fridge, freezer, 'AEG' washing machine and 'Neff' dishwasher. Tiled flooring. Recessed down lighting. Two radiators. Storage cupboard.

### Downstairs W/C

Fitted with a two piece suite to include an enclosed cistern w/c and a cabinet enclosed wash hand basin. Radiator. Wood effect flooring. Partially tiled walls. Extractor fan.

### First Floor Landing

Cupboard housing the water tank. Access to the loft. Access to all bedrooms and the family bathroom.

### Principal Bedroom

Double glazed window. Radiator. Built in wardrobe. Access to the en suite shower room.

### En Suite Shower Room

Double glazed window. Fitted with a three piece suite to include a shower enclosure with 'Mira' shower, enclosed cistern w/c and a vanity wash hand basin with mixer tap. Partially tiled walls. Tiled floor. Chrome heated towel rail. Recessed down lighting. Extractor fan. Shaver point.

### Bedroom Two

Double glazed window. Radiator.

### Bedroom Three

Double glazed window. Radiator.

### Family Bathroom

Double glazed window. Fitted with a four piece suite to include a shower enclosure, panel enclosed bath, enclosed cistern w/c and a vanity wash hand basin with mixer tap. Chrome heated towel rail. Partially tiled walls. Wood effect flooring. Recessed down lighting. Shaver point.

### To The Front

An area of frontage laid with planting and a pathway to the front door. Partial storm porch. Block paved driveway providing parking for two cars. Gated access to the garden. Access to the garage.

### Garage

Accessed via an electric garage door to the front and a courtesy door from the garden. Power & lighting.

### To The Rear

A private garden arranged with an area of patio & lawn with some planted borders & trees enclosed by timber panel fencing. Area laid with wood clippings currently utilised as bin storage. Outside power point. Outside tap.

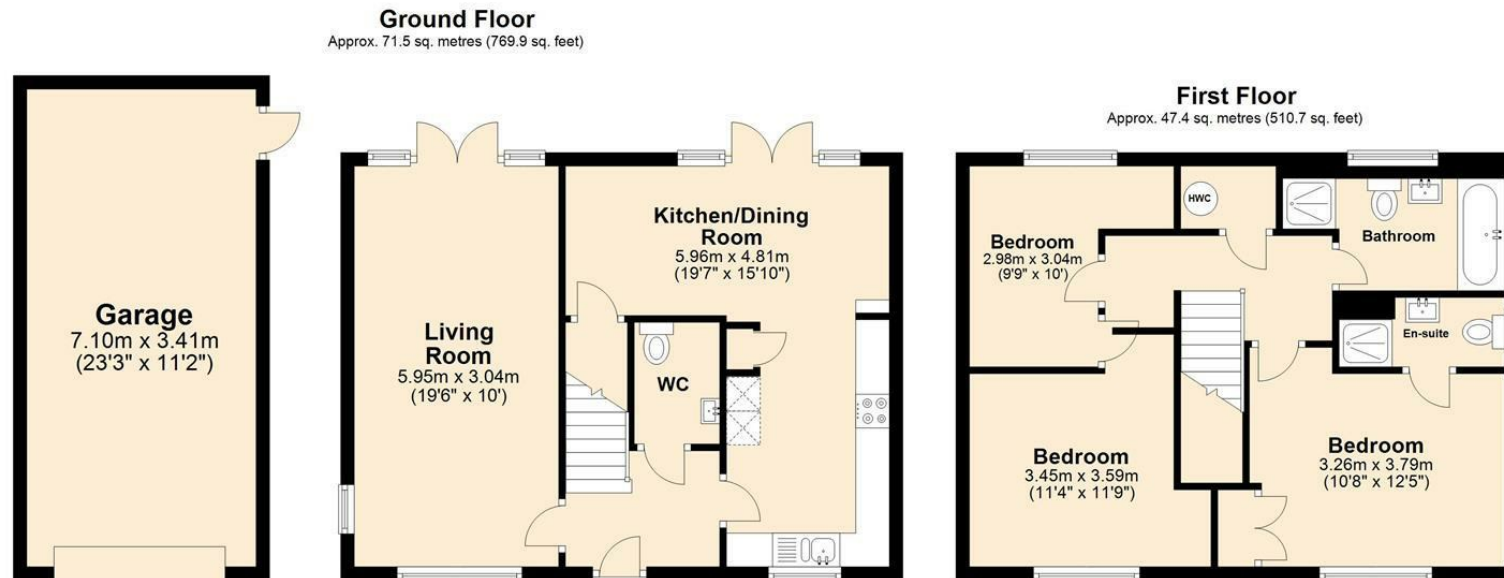
### Communal Areas Service Charge

The owners have advised that the property is subject to service charges of £276.00 per year approx. This information should be verified with a solicitor prior to any exchange of contracts.



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**Total area: approx. 119.0 sq. metres (1280.7 sq. feet)**

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



