



Dunstable Road, Studham, LU6 2QG
Offers over £759,500

Sears & Co
estate & letting agents

A SUBSTANTIAL, extended, four bedroom, period property situated on an exceptional plot in the exclusive village of Studham with accommodation spanning 1900 SQFT.

Accommodation includes an entrance/sitting area, downstairs w/c, 15FT living room, impressive kitchen/dining room with pantry, separate utility room, ground floor office, principal bedroom with EN SUITE shower room, three further well proportioned bedrooms and a refitted family bathroom.

Externally this unique home further benefits from gated driveway parking, a garage with attached store room and a spectacular private rear garden. Contact SOLE appointed selling agents Sears & Co to arrange a viewing. Council tax band D.



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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.

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.

Front Door

Entrance/Sitting Area

Double glazed sash style window. Fire place. Exposed wood flooring in part and feature brickwork floor in part. Feature radiator. Access to the office, downstairs w/c, living room and kitchen/dining room. Store cupboard.

Downstairs W/C

Fitted with a low level w/c and a cabinet enclosed wash hand basin. Brickwork flooring. Feature radiator/towel rail. Extractor fan. Recessed down lighting.

Living Room

Door to the rear aspect opening in a 'curtain' style. Double glazed window. Brickwork flooring. Recessed down lighting. Wood burning stove.

Kitchen/Dining Room

Double glazed window to rear aspect and side aspect. Arranged with some base level units and an eye level unit with wooden work surfaces over. Inset butler style sink and mixer tap. Space for a free standing range oven and a free standing fridge freezer. Integrated dishwasher. Recessed down lighting. Brickwork flooring. Pantry. Feature radiator. Access to the utility room. Part open plan to the living room.

Utility Room

Double glazed window. Stable door to the side aspect. Wall mounted boiler. Fitted with base level units and an eye level unit with wooden work surfaces over. Butler sink with mixer tap. Space for a washing machine and tumble dryer. Extractor fan.

Home Office

Double glazed sash style window. Feature radiator. Recessed down lighting.

First Floor Landing

Access to the bedrooms and family bathroom. Radiator.

Principal Bedroom

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

En Suite Shower Room

Fitted with a three piece suite to include a rainfall

shower area with feature tiling, vanity wash hand basin and a cistern enclosed w/c. Chrome heated towel rail. Tiled walls. Tiled flooring. Sun pipe. Recessed down lighting.

Bedroom

Double glazed sash style window. Radiator. Exposed wood flooring. Fitted range of bedroom furniture. Access to the loft via a pull down ladder. The loft has flooring and a Velux style window.

Bedroom

Double glazed sash style window. Radiator. Exposed wood flooring.

Bedroom

Double glazed window. Radiator.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a free standing bath with shower attachment, high level w/c and a pedestal wash hand basin. Radiator/heated towel rail. Exposed wood flooring. Recessed down lighting. Extractor fan.

To The Front/Side

Area of frontage laid with lawn and a pathway and steps leading to the front door. Access to the cellar store area. Driveway parking that is partly gated leading to the garage and store areas.

Garage/Store

Accessed via double doors from the front and a courtesy door from the garden. Glazed windows.

To The Rear

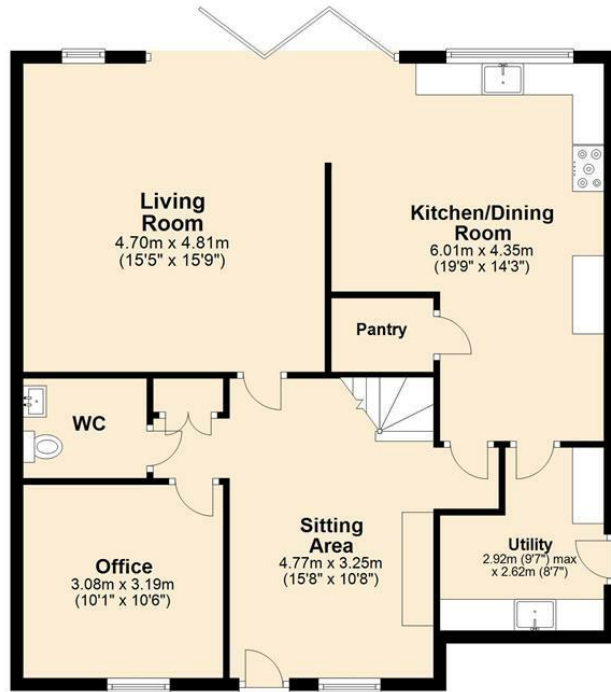
A private garden arranged with a brick patio with steps up to a substantial area of lawn with mature planted borders. The garden is enclosed by timber panel fencing and hedging.





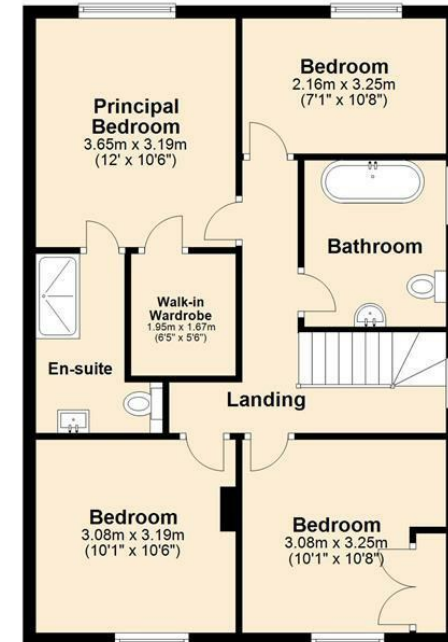
Ground Floor

Approx. 113.1 sq. metres (1217.9 sq. feet)



First Floor

Approx. 64.0 sq. metres (689.1 sq. feet)



Total area: approx. 177.2 sq. metres (1907.1 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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Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF
call: 01442 254 100

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |