



**Holywell Road, Studham, LU6 2PD**  
**Asking price £800,000**

**Sears & Co**  
estate & letting agents



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**\*\* NO UPPER SALES CHAIN \*\***

An impressive, extended family home with accommodation spanning in excess of 2000 SQFT situated in the exclusive village of Studham.

The layout currently comprises an entrance hallway, downstairs w/c, kitchen/breakfast room with a delightful open plan conservatory area, utility room, 20FT living room, dining area, rear conservatory, study, principal bedroom with en suite, three further bedrooms and a family bathroom.

Externally the property further boasts a significant frontage providing a sweeping driveway leading to the double garage, further area of front garden and a mature, 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.

#### **Front Door**

#### **Entrance Hallway**

Wood flooring. Radiator. Stairs to the first floor accommodation. Under stairs storage cupboard. Access to the w/c, dining area & kitchen.

#### **Downstairs W/C**

Double glazed window. Fitted with a low level w/c and a cabinet enclosed wash hand basin. Radiator. Vinyl style flooring. Tiled walls.

#### **Kitchen/Breakfast Room**

Double glazed window. Fitted with a range of eye and base level units with roll work surfaces over. Integrated oven with gas hob and extractor over. Integrated fridge,

freezer, dishwasher & microwave. Radiator. Tiled flooring. Recessed down lighting. Partially tiled walls. One and a half bowl sink and drainer unit with mixer tap. Open plan to the front conservatory. Door to the inner hallway.

#### **Front Conservatory**

Radiator. Tiled flooring.

#### **Inner Hallway**

Double glazed door to the side aspect. Radiator. Cloaks style storage. Tiled flooring. Wall mounted boiler. Access to the utility room.

#### **Utility Room**

Double glazed window. Fitted with some base level units with work surface over. Inset sink unit with mixer tap. Space for a free standing washing machine and tumble dryer. Tiling to splash back areas. Airing style cupboard with radiator.

#### **Dining Area**

Double glazed sliding doors leading to the conservatory. Double glazed window. Radiator. Open plan to the living area.

#### **Living Area**

Double glazed 'bow' style window. Two radiators. Feature fire. Access to the study.

#### **Study**

Double glazed door leading to the garden. Double glazed window. Radiator. Built in bookshelves. Access to a loft area.

#### **Rear Conservatory**

Double glazed doors leading to the garden. Electric heater.

#### **First Floor Landing**

Double glazed window. Recessed down lighting. Access to the loft. Access to the four bedrooms and family bathroom.

#### **Principal Bedroom**

Double glazed window. Radiator. Built in wardrobes. Access to the en suite.

#### **En Suite**

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with glass screen and 'Aqualisa' shower over, low level w/c and a pedestal wash hand basin. Radiator. Tiled walls. Tile effect flooring.

#### **Bedroom**

Double glazed window. Radiator. Built in wardrobes.

#### **Bedroom**

Double glazed window. Radiator. Archway leading in to bedroom four.

#### **Bedroom**

Double glazed window. Radiator.

#### **Family Bathroom**

Double glazed window. Fitted with a four piece suite to include a panel enclosed bath with shower attachment, low level w/c, pedestal wash hand basin and a shower enclosure with 'Aqualisa' shower. Airing cupboard. Heated towel rail. Recessed down lighting. Tiled walls. Shaver point. Vinyl style flooring.

#### **To The Front**

An area of frontage partly enclosed by hedging laid with areas of lawn and a cobble stone style block paved driveway providing parking and leading to the front door/garage. Gated side access.

#### **Double Garage**

Accessed via an electric door to the front and a courtesy door from the garden. Lighting.

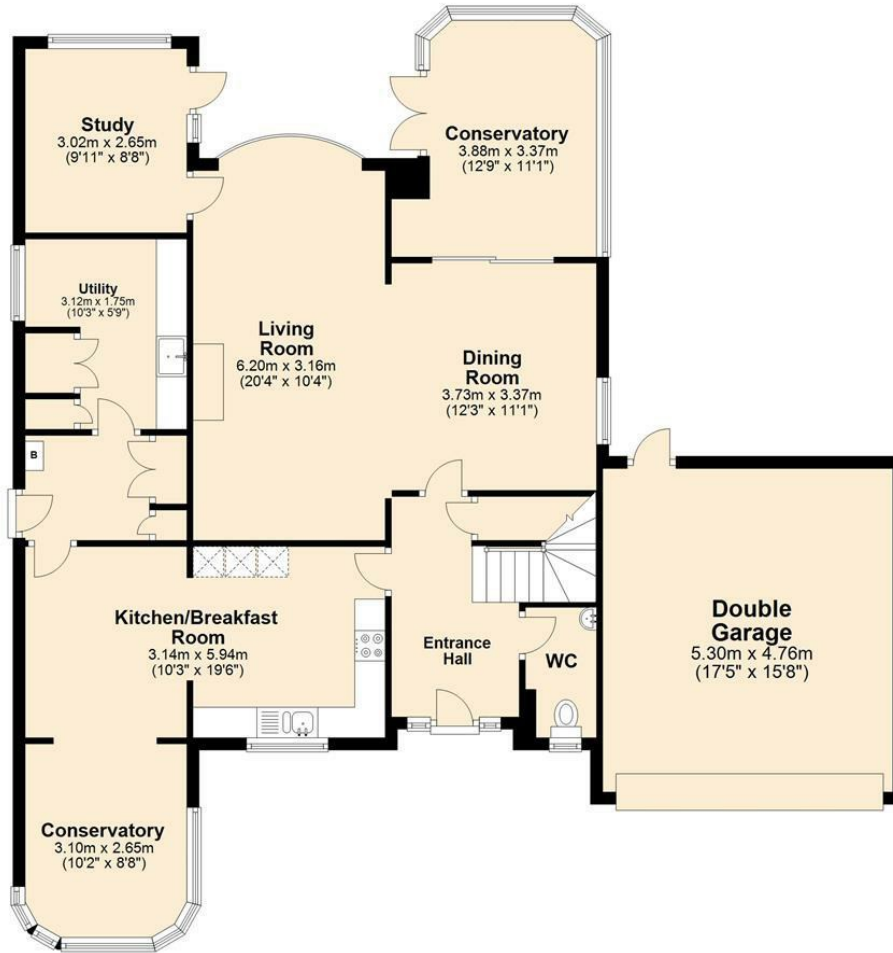
#### **To The Rear**

A private garden arranged with areas of patio, lawn, decking and mature planting enclosed by a mixture of brick wall, timber panel fencing and hedging. Gated side access. Summer house. Courtesy door to the garage.

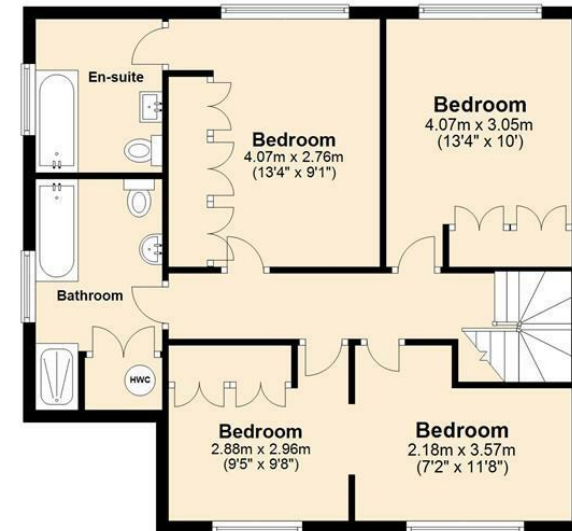




**Ground Floor**  
Approx. 133.2 sq. metres (1433.9 sq. feet)



**First Floor**  
Approx. 68.8 sq. metres (740.4 sq. feet)



Total area: approx. 202.0 sq. metres (2174.2 sq. feet)

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

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**Sears & Co**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		