



4 Bedrooms



3 Bath/Shower Room + WC



2 Reception Rooms



Double Garage



Landscaped Garden



EPC Band D

Council Tax

Band F: £3,287.58 2025/26

Local Authority

Central Bedfordshire Council



Oakway, Studham, Dunstable, LU6 2PE
Guide Price £880,000 Freehold

Oakway, Studham, Dunstable, LU6 2PE

Sitting on a plot of approximately one-third of an acre, and located in the sought-after village of Studham, this well-presented property offers light and spacious accommodation.

🏡	Sought after quiet location
🏡	Beautifully presented throughout
🏡	Bespoke solid Oak kitchen
🏡	Four double bedrooms
🏡	Landscaped garden with bespoke Summerhouse
🏡	Double garage and large driveway
🏡	Potential to extend (STPP)

Description

The property has been extensively improved by the current owners to a very high standard, whilst the low-maintenance front and rear gardens offer complete privacy. This contemporary and flexible home has the potential for further conversion.

Upon entering the property the reception hall gives way to the living space which includes a dual-aspect living room with the CVO gas fire-bowl creating a striking focal point, a generous-sized dining room with direct access to the kitchen, a small cloakroom, and a convenient coat cupboard. The large, dual aspect kitchen is fitted with bespoke, solid oak units, Italian granite worktops and breakfast bar, and travertine stone flooring with electric underfloor heating. A small porch to the side of the kitchen leads out to the garden. Subject to planning permission, there is scope to knock through from the lounge into the integral garage to create a show-stopping open plan living and entertaining space.

Upstairs there are four double bedrooms, a study, and a cosy snug area which is used by the current owners as a quiet reading space. The generously proportioned dual-aspect principal bedroom benefits from an en-suite shower room. A separate, family bathroom with bath and shower serves the remaining bedrooms.

The landscaped rear garden is laid mainly to lawn, encircled by low-maintenance borders. A large, stone patio is complemented by a tranquil water feature and a bespoke, hand-built timber summerhouse with power and lighting, making this an ideal space for outdoor dining and entertaining. The lawned front garden also offers plenty of off-road parking on the wide, gravelled driveway which leads to an American-sized double garage, spacious enough for two vehicles as well as additional storage. The garage could also be converted into a large family room/living area if required (STPP).

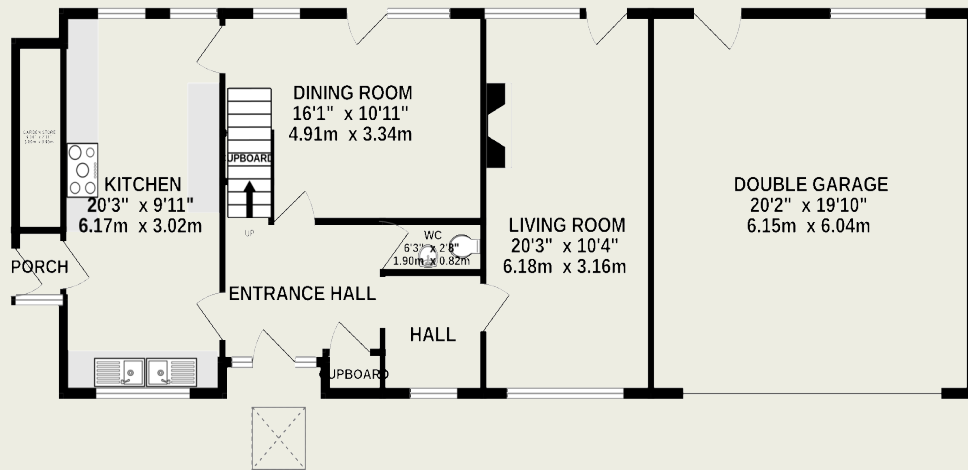




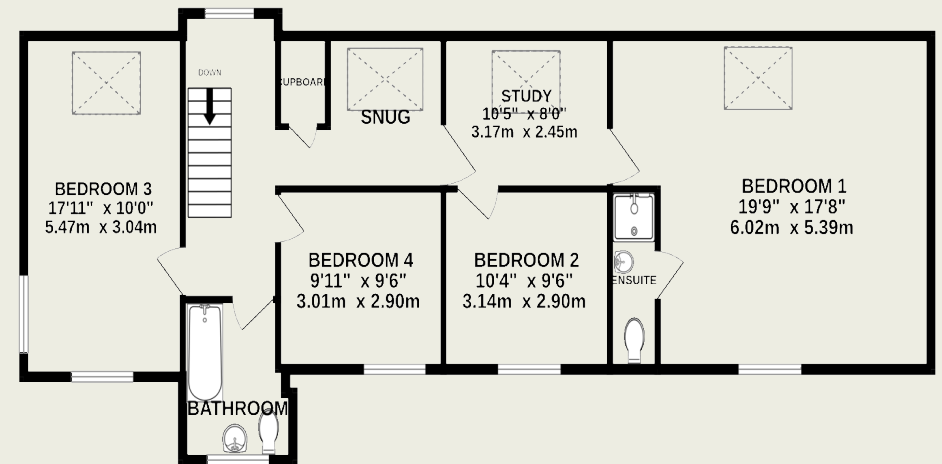
Important Information

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GROUND FLOOR
1209 sq.ft. (112.3 sq.m.) approx.



1ST FLOOR
1031 sq.ft. (95.8 sq.m.) approx.



TOTAL FLOOR AREA : 2239 sq.ft. (208.0 sq.m.) approx.

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