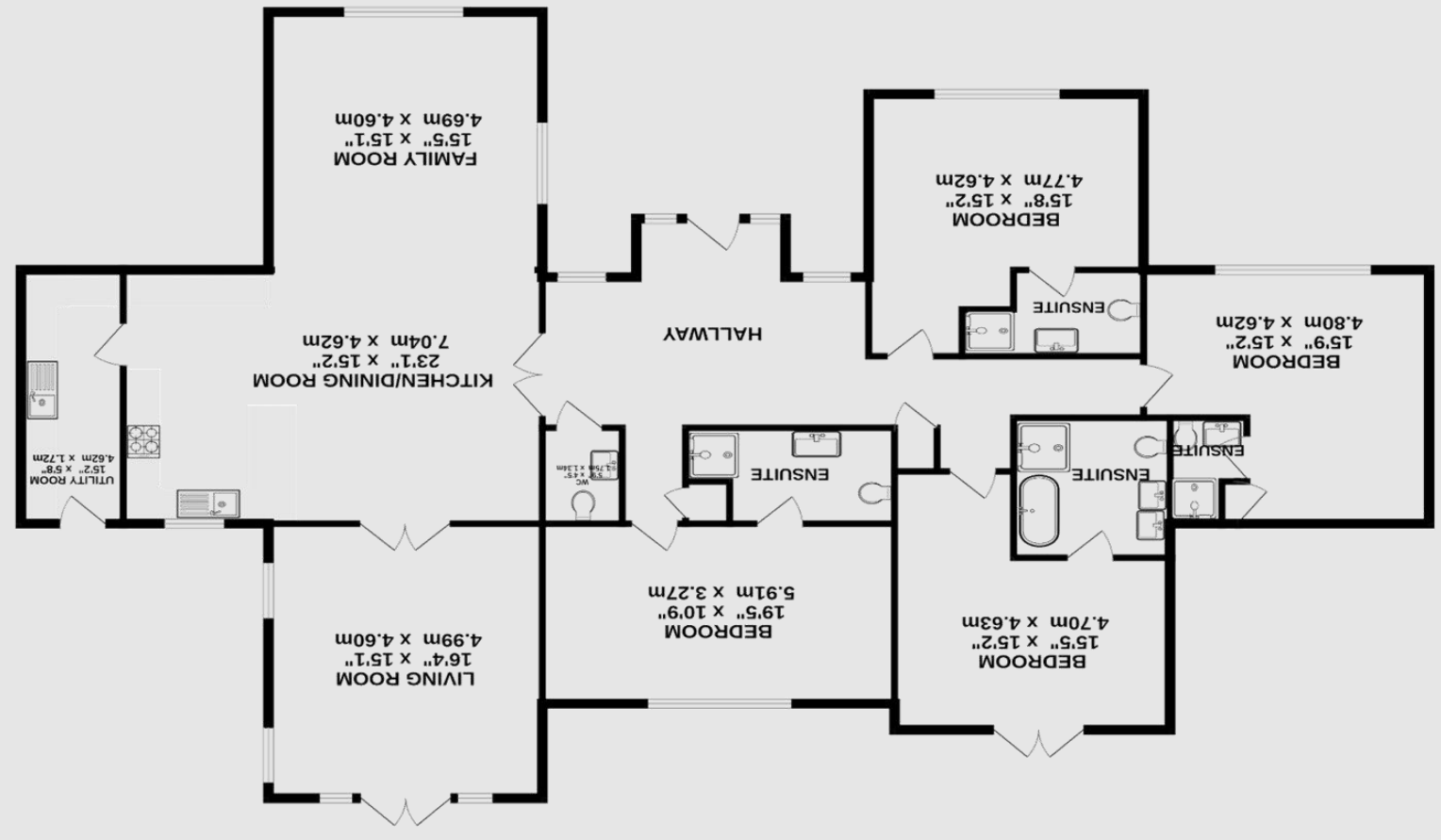








This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.



GROUND FLOOR (207.2 sq.m.) approx.
2231 sq.ft.



-  4 Bedrooms
-  4 Bath/Shower Room + WC
-  2 Reception Rooms
-  Gated Driveway
-  Private Garden
-  EPC Band A

Council Tax
Band: G
£3,993.37 2026/27

Local Authority
Central Bedfordshire Council

A highly desirable energy efficient detached four bedrooed single storey residence set in a gated development on the edge of this award winning village.

- Beautifully designed detached single storey home
- Private gated and landscaped grounds
- Highly energy efficient with solar capture and air source heating
- Stunning open plan vaulted kitchen/dining & family room
- Four fully ensuite double bedrooms
- Spacious sitting room
- Set in over 0.4 acres of level gardens

Description

Birch Cottage is beautifully finished throughout and ideally located in private gated grounds, surrounded by open countryside. The property is approached via a gravel driveway with extensive parking leading to a spacious part panelled entrance hallway, with guest cloakroom and double doors opening into the principal reception space with a light and airy vaulted ceiling over the large fully fitted kitchen and dining spaces which lead to an open plan family room. The sitting room leads from the main reception area via double doors and has a super double aspect over the rear gardens and a fireplace with stone mantle. The four bedrooms, each of which has a light and spacious feel, all have ensuite bath or shower rooms and outlook the gardens. NB. The property has underfloor heating throughout and has green renewable technology, including solar panels and air source heating, which has achieved an A rated energy performance certificate meaning reduced energy bills. Outside the extensive level gardens are a delight and have all round sunshine. Currently laid to lawn the 0.4 acres of space is ideal for a keen gardener of a large family area. Extensive private parking at the front of the property for at least 4 or 5 cars. **NB. CGI has been used on some of the photos to furnish the property.**

Location

Birch Cottage is one of four homes located in this private gated development on the outskirts of the award-winning village of Studham. Located on the Hertfordshire/Bedfordshire border it offers excellent access to highly regarded schools, major towns such as Harpenden and Berkhamsted and first-class commuter links to central London by rail, or road links into town or to the North with junction 9 of the M1 only 15 minutes drive away. Surrounded by open countryside and near to the Studham tennis sports and social club, this home offers a perfect retreat for country living.

