



**Woodland Rise, Studham, LU6 2PF**  
**Asking price £900,000**

**Sears & Co**  
estate & letting agents

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

An impressive and well maintained four bedroom detached family bungalow with accommodation spanning in excess of 2300 sqft (including the garage) situated on a delightful, mature plot, in one of Studham's premier positions.

The layout comprises an entrance hallway, 23ft living room, dining room, kitchen/breakfast room, w/c, principal bedroom with en suite, three further double bedrooms and a family bathroom with a four piece suite.

Externally the property further benefits from substantial driveway parking, double garage and an established private rear garden. Council tax band G. Contact sole appointed selling agents Sears & Co to arrange a viewing.



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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 Hallway**

Radiator. Storage cupboards. Access to all bedrooms, family bathroom, w/c and living room.

#### **Living Room**

Two double glazed windows. Double glazed french doors leading to the rear garden. Two radiators. Electric fire. Access to the dining room and kitchen/breakfast room.

#### **Dining Room**

Double glazed doors leading to the rear garden. Radiator.

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

Three double glazed windows. Double glazed doors leading to the side aspect. Fitted with a range of eye and base level units with work surfaces over. Space for a freestanding fridge/freezer, oven, dishwasher and washing machine. Stainless steel sink with drainer unit and mixer tap. Tiling to splash back areas. Tile effect flooring. Extractor fan. Radiator. Access to the loft.

#### **W/C**

Double glazed window. Fitted with a cabinet enclosed wash hand basin and a low level w/c. Chrome heated towel rail. Partially tiled walls. Wood effect flooring.

#### **Principal Bedroom**

Two double glazed windows. Radiator. Fitted with a range of bedroom furniture. Access to the en suite shower room.

#### **En Suite Shower Room**

Double glazed window. Fitted with a shower enclosure, cabinet enclosed wash hand basin and a low level w/c. Built in storage. Tiled walls. Tiled flooring. Radiator.

#### **Bedroom Two**

Double glazed door leading to the rear garden. Storage cupboard. Radiator.

#### **Bedroom Three**

Double glazed window. Built in wardrobe. Radiator.

#### **Bedroom Four**

Double glazed window. Built in wardrobe. Radiator.

#### **Family Bathroom**

Double glazed window. Fitted with a four piece suite to include a panel enclosed bath with shower attachment over, shower enclosure, pedestal wash hand basin and a low level w/c. Tiled flooring. Radiator.

#### **To The Front**

A substantial area of driveway parking laid with block paving. Lawned areas. Planted borders. Gated side access.

#### **Double Garage**

Accessed via electric doors. Power and lighting. Tap.

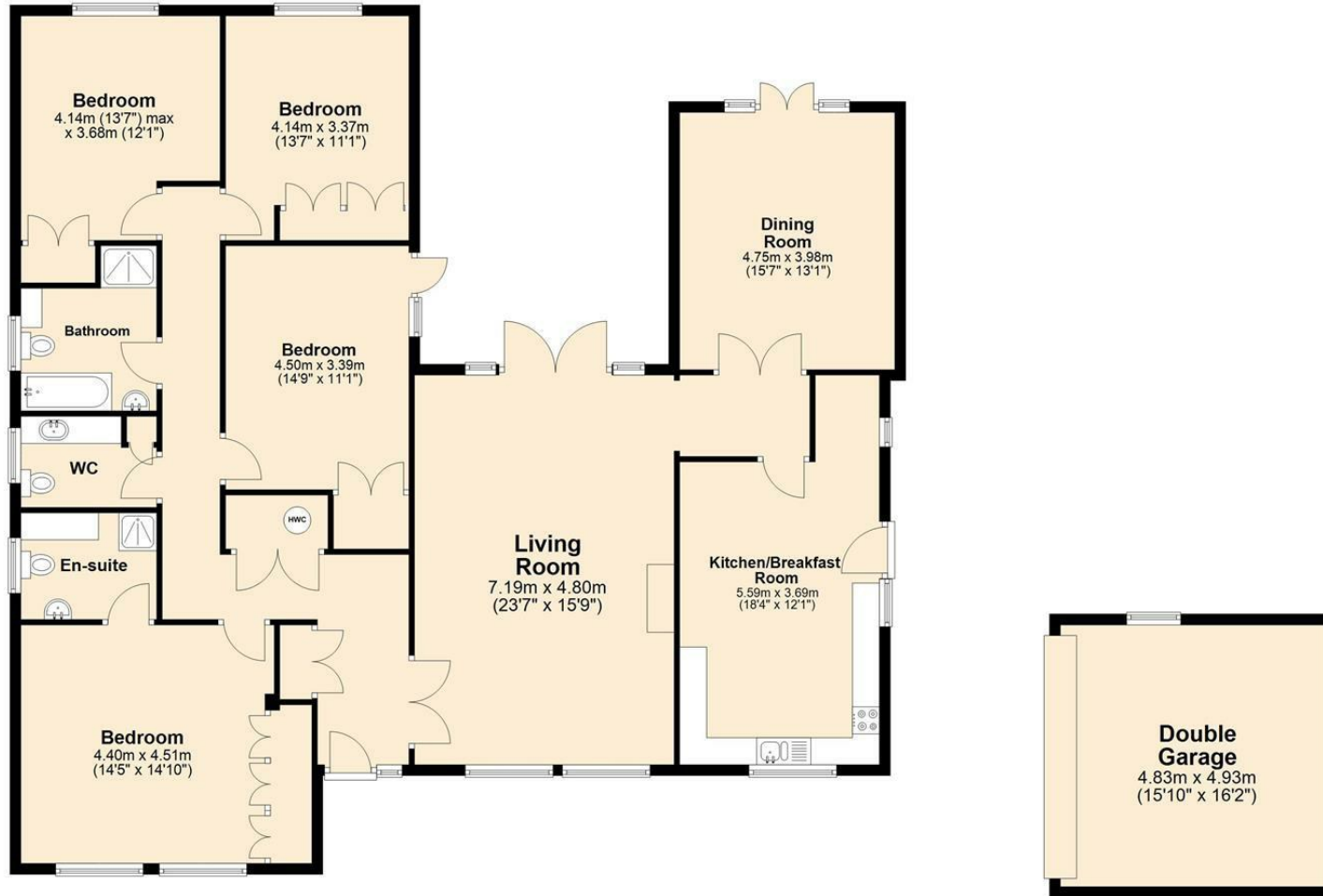
#### **To The Rear**

A sizeable private garden laid with areas of patio and lawn. Primarily enclosed by hedging. Mature planted beds. Gated side access.





**Floor Plan**  
Approx. 214.4 sq. metres (2307.5 sq. feet)



Total area: approx. 214.4 sq. metres (2307.5 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
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		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		