

Home For Sale

# 2 Studley Road

📍 Wootton, MK43 9DJ

Taylor&Co are delighted to offer for sale this beautifully presented five-bedroom detached family home, situated in the sought after village of Wootton.

Guide Price of **£500,000**

## Taylor&Co

Land & Property Consultants

01234 391099

[sarah@taylorpropertyconsultants.com](mailto:sarah@taylorpropertyconsultants.com)



# Introduction

The property offers versatile living accommodation, and the garage has been converted to an annex with ensuite. This has been a much-loved family home and over the years and the current owners have made changes to accommodate the growing needs of the family by providing both space and comfort, with well-balanced rooms that give this property a light, airy feel throughout.

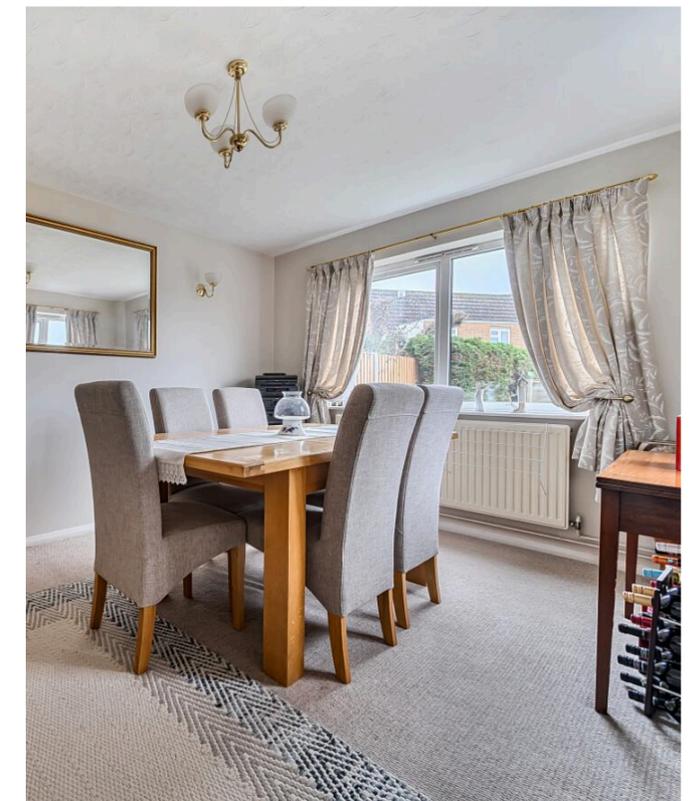
 4 Bedrooms

 3 Bathrooms

 Total 1528 sq ft - Limited Use Area 22 sq ft

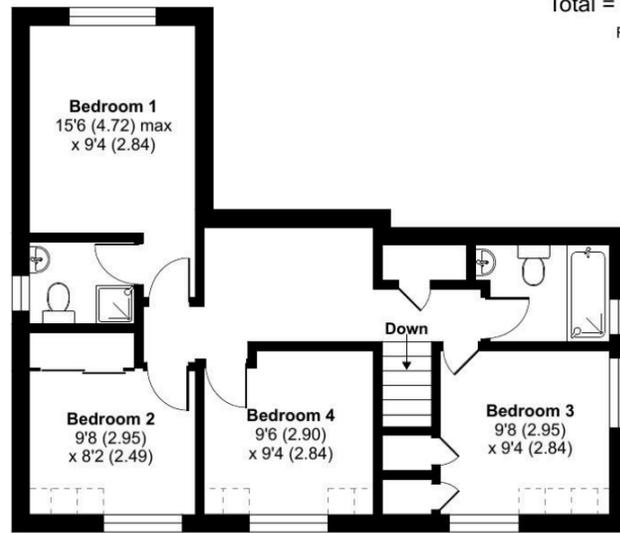


Wootton has amenities including a post office, a library, a doctors' surgery, a men's hairdresser, four public houses/restaurants, various takeaway food shops, community centres, sports facilities, a Tesco Express and a Sainsbury's Local. It is also on a bus route to Bedford and Milton Keynes. Road links include a new bypass with access to the A1 and the M1. The property is in catchment for Wootton Lower and Upper Schools, which are both rated good by Ofsted.

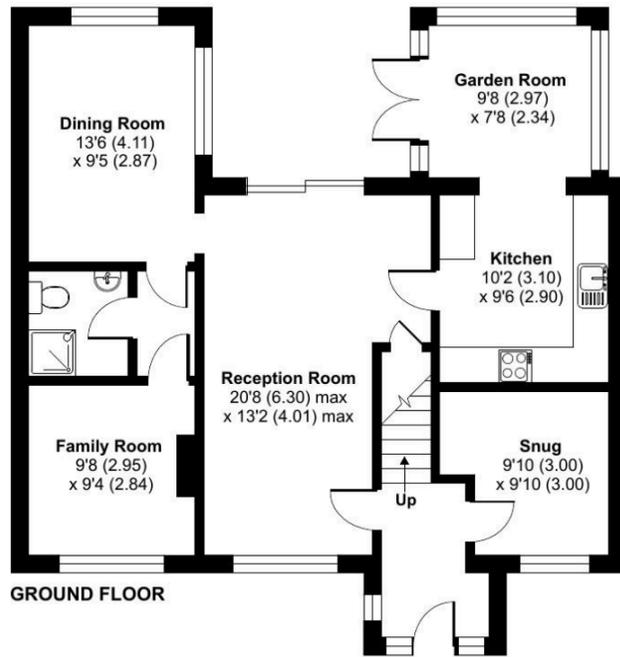


## Studley Road, Wootton, Bedford, MK43

Approximate Area = 1506 sq ft / 139.9 sq m  
 Limited Use Area(s) = 22 sq ft / 2 sq m  
 Total = 1528 sq ft / 141.9 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Taylor & Co Land and Property Consultants. REF: 1382154

## Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



The ground floor offers a spacious dual aspect lounge with a multi fuel burner, a welcoming hallway with coat cupboard, a study, and a well planned kitchen that flows into the garden room. The property also benefits from a formal dining room and a versatile ground floor annex with en suite.

Running the full depth of the home, the impressive open plan lounge seamlessly connects to the dining room, creating an ideal space for entertaining. The kitchen is thoughtfully laid out with a generous range of units and integrated appliances including an under counter fridge, dishwasher, induction hob, extractor, and built in eye level double oven. Adjoining the kitchen is a bright and airy garden room with views across the attractive south facing rear garden.

Upstairs, the first floor continues to impress with four double bedrooms, some with built in wardrobes. The principal bedroom benefits from a well appointed, fully tiled en suite shower room. There is also a spacious landing currently used as an additional sitting area, along with a fully tiled family bathroom comprising a bath with shower over, WC, and sink.

Externally, the property offers off road parking for two vehicles to the front and is located on a quiet road. To the rear, the south facing garden includes a generous storage shed and is accessed via a gated side pathway. Fully enclosed by timber fencing and a wall for privacy, the garden is mainly laid to lawn with a spacious decked patio area, ideal for outdoor dining, family gatherings, or relaxing during the warmer months.

# Important Information

**Energy Rating :** C

**Tenure :** Freehold

**Council Tax Band :** Band C

**Viewing :** Strictly by appointment only.

**Contact :** Taylor & Co Land and Property Consultants

Sarah Taylor – [sarah@taylorpropertyconsultants.com](mailto:sarah@taylorpropertyconsultants.com)

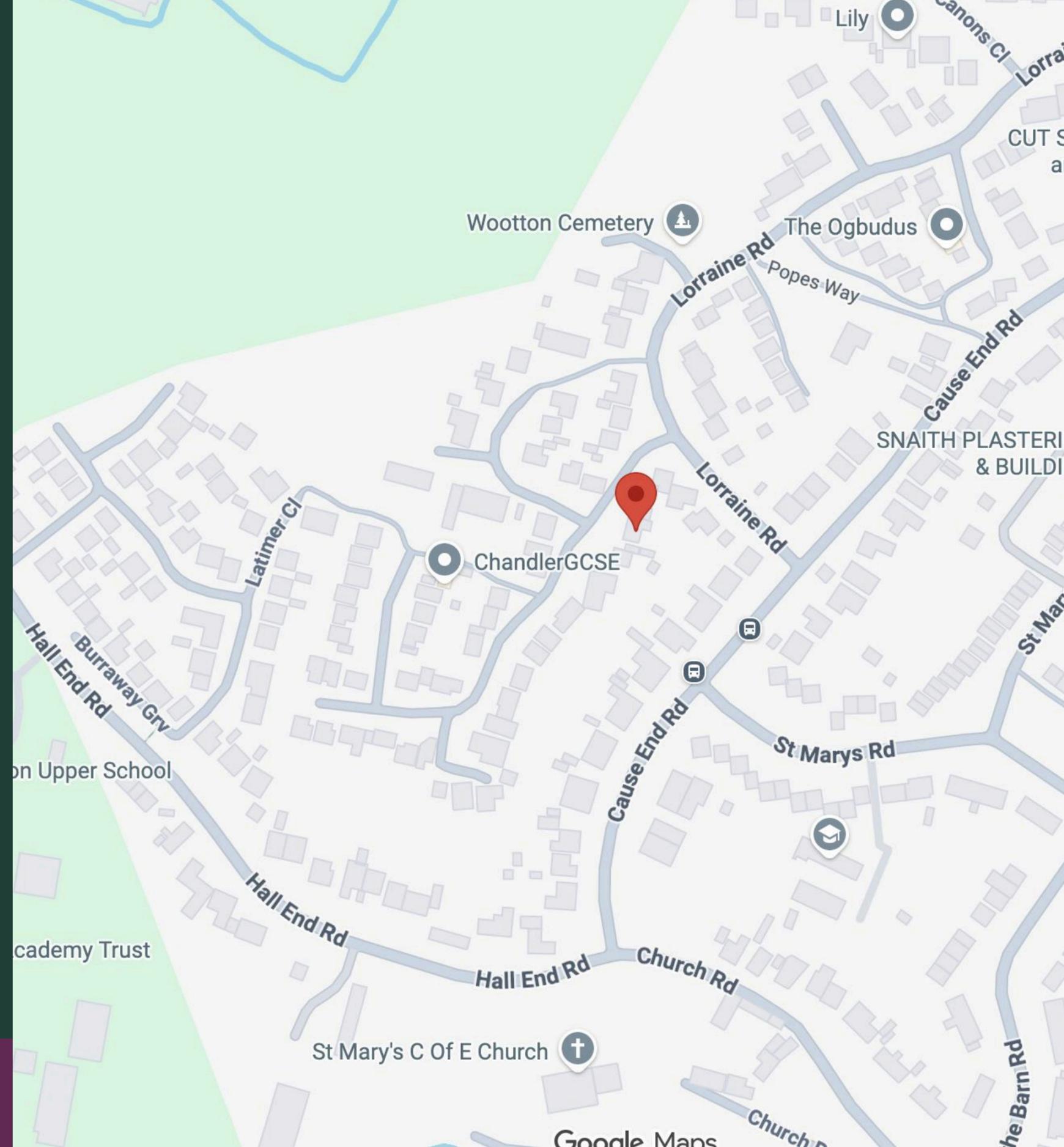
New Homes Manager

## VAT

No VAT will be added to the purchase price

The Agents for themselves and for the Seller give notice that:

All statements contained in these particulars as to the land are made without responsibility on the part of the Agents or their Seller for any error or omission whatsoever. None of the statements contained in these particulars are to be relied on as a statement or representation of the fact or as any part of the contractual description of the property. Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Seller does not make or give, and neither Agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to the property.



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Wellington House, 51 Days lane, Biddenham, Bedford, MK40 4AE

# Get in touch.

We're looking forward to hearing from you!