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Woodland Rise  
Studham | Bedfordshire | LU6 2PF  
Offers Over £1,000,000



# Woodland Rise

## Studham

### Bedfordshire

A spectacular four bedroom detached bungalow, set in half an acre, and offering versatile family living, presented to a high standard throughout. Situated in the popular and sought-after semi-rural village of Studham, and within easy reach of Berkhamsted, Harpenden and Hemel Hempstead with good road links to the M1 and Luton Airport. Local attractions include Whipsnade Zoo, the Dunstable Downs and Ivinghoe Beacon.

The sitting room is light and spacious, with oak flooring and a stunning inglenook fireplace. The bay window showcases the glorious garden. There is a separate dining room and fully fitted kitchen with instant hot water tap, as well as a utility room.

The generous master bedroom has an ensuite shower room, and there are three further bedrooms, all serviced by the family bathroom - both bathrooms have underfloor heating. French doors open onto the beautiful rear garden and swimming pool, with superb indoor/outdoor kitchen/living and making it a fantastic entertainment area.

All pool equipment and surrounding patio has been newly refurbished this year, including the pool liner and heater, ensuring at least ten years' maintenance free swimming!

The grounds and gardens, with fabulous swimming pool, are a particular delight, and include a self contained, fully air conditioned office/gym, amid the wonderful display of mature trees and shrubs, and a Koi pond. The house is set well back from the road, with a carriage driveway giving ample off street parking, and there is a garage to side.

This superb bungalow, offers an excellent opportunity to acquire an absolutely spectacular family home, in a beautiful village with an Ofsted 'Outstanding' rated school, plus an array of private schools nearby and great transport links to London and Milton Keynes.





- Spectacular Four Bedroom Detached Family Bungalow
- Exceptional Living Room with Inglenook Feature Fireplace
- Fully Fitted Kitchen with Separate Utility
- Separate Dining Room
- Master Bedroom with Ensuite Shower Room
- Three Additional Bedrooms
- Family Bathroom
- Ideal Self Contained Garden Office/Gym
- Magnificent Garden with Swimming Pool
- Carriage Driveway with Parking and Garage

#### GENERAL:

Tenure: Freehold

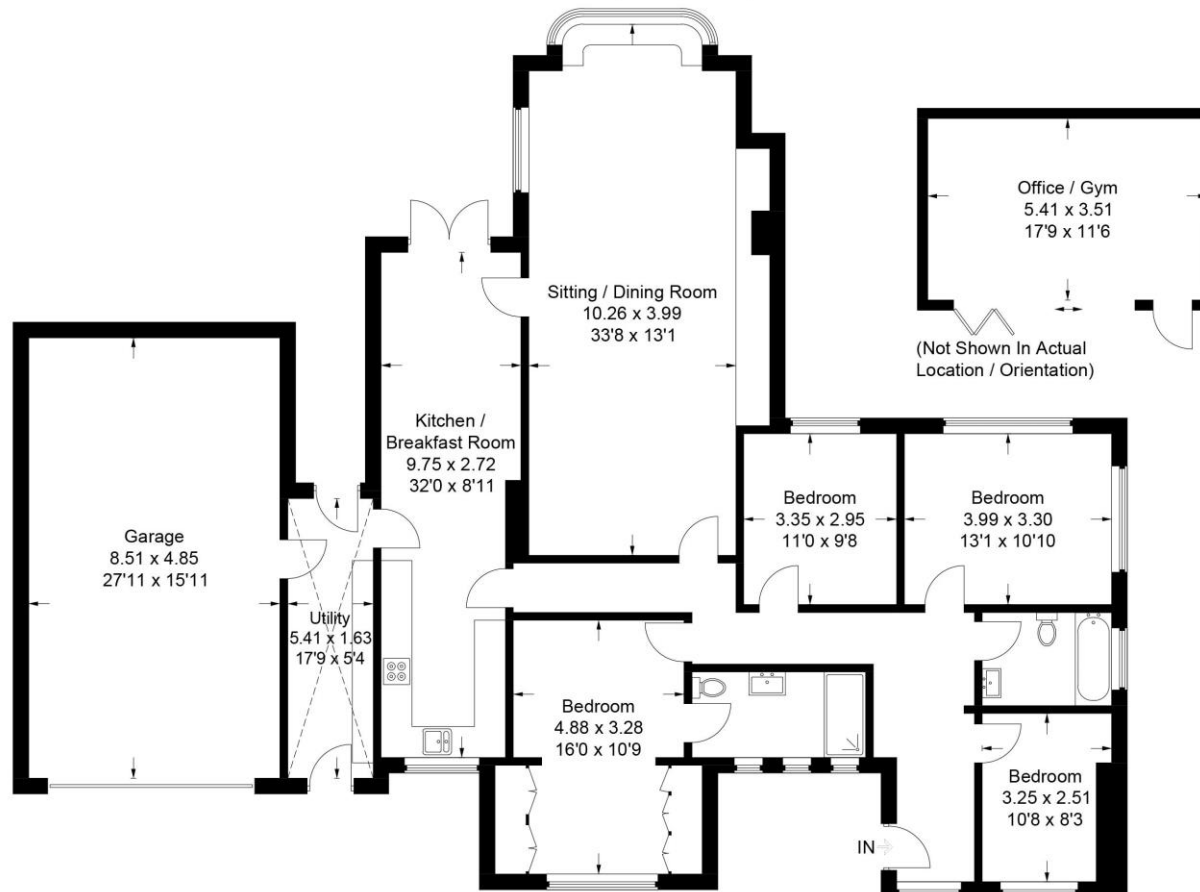
EPC Rating: D

Council Tax Band: G

Local Authority: Central Bedfordshire Council



Approximate Gross Internal Area  
 203.3 sq m / 2,188 sq ft  
 (Including Garage)  
 Outbuilding = 18.9 sq m / 203 sq ft  
 Total = 222.2 sq m / 2,391 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. F653

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