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5 Holywell Close  
Studham | Bedfordshire | LU6 2PB  
£895,000



**A delightful and spacious four bedroom detached family home offering potential to extend (STP), positioned within approximately 0.25 acre plot with a large private rear garden and within a highly sought after private road location in the semi rural Bedfordshire village of Studham, one of Britain's most desirable villages.**

Situated at the end of the desirable no through road of Holywell Close within the Holywell Estate, this spacious four bedroom detached family home provides a high degree of privacy and as well as spacious living throughout, whilst offering an excellent opportunity to extend further subject to necessary planning consents to create additional living accommodation. One of the real highlights of this spacious family home is its large private rear garden reaching approximately 150ft. in length, enabling you to relax and unwind within a tranquil environment, or the perfect setting to enjoy al-fresco dining and social gatherings with friends and family.

As you enter this family home, an inviting entrance hall welcomes you and provides access to the main living areas to the ground floor. The formal dual aspect sitting room is of generous size reaching over 21ft. in length and features an open fire with long burning stove, bay fronted window, and patio doors opening onto a delightful patio and rear garden. A door off the entrance hall opens into a formal dining room with views onto the rear garden, and is an ideal space for formal gatherings. To the rear of the property is an extended kitchen/breakfast room overlooking the rear garden, and is fitted with a range of base and wall mounted units with a breakfast bar, an integrated double oven and electric hob, two separate Butler sinks, and integrated white goods. Off the entrance hall is a refitted family bathroom with tile to floor ceilings, low level W.C, vanity wash hand basin with storage under, a heated towel rail, and a 'P' shaped panelled bath with a shower attached above. To the front of the property is a suitable sized home office/playroom which completes the accommodation to the groundfloor.

Stairs from the entrance hall rise to the first floor landing and leads to the master en suite bedroom and three generous sized double bedrooms. The dual aspect master bedroom takes advantage of an elevated view over the large private rear garden. The master bedroom also benefits from built in wardrobes as well as a floor to ceiling en suite shower room comprising of a low level W.C, vanity wash hand basin with storage underneath, heated towel rail, and a corner shower cubicle. The second bedroom to the front is a generous sized double, and provides access to eaves storage. Bedroom three to the rear of the first floor is also a good sized double with eaves storage and overlooks the rear garden. A connecting door from the third bedroom provides access to a fourth bedroom reaching over 17ft in length, and benefits from built in storage and views over the private rear garden.

A gravel driveway leading to the main entrance provides off road parking for two/three vehicles as well as a single garage which provides additional parking. To the front of the property is a mature hedge that borders the front boundary, along with mature shrubs and flower beds within the front lawn with side gated access. The rear of this spacious family home opens onto a sizeable patio area which offers the perfect setting to enjoy al-fresco dining with friends and family with views over the rear garden. The highly private rear garden extends approximately 150ft. in length and is mainly laid to lawn with an abundance of mixed flower beds and shrub borders. A path from the patio area leads towards the end of the garden, and reaches a feature pond that creates an ideal spot to relax and unwind whilst soaking in the surrounding tranquil environment.





The private road of Holywell Close is situated at the end of Holywell Road and is located in the picturesque semi-rural village of Studham which is located in the beautiful south Bedfordshire countryside of the eastern edge of the Chiltern Hills, and is one of Britain's most desirable villages. The surrounding area boasts stunning natural scenery, with attractions such as Whipsnade Zoo, Whipsnade Tree Cathedral, and Dunstable Downs all located nearby. The nearby market town of Tring offers local shopping facilities, while more extensive amenities can be found in the nearby towns of Berkhamsted or Harpenden. Studham is also well positioned for access to London, with the M1 Junction 9 approximately 6 miles away. There are also efficient train links to London available from either Berkhamsted or Harpenden which take under 30 minutes, making it a convenient location for commuting into the capital, or exploring the wider area.

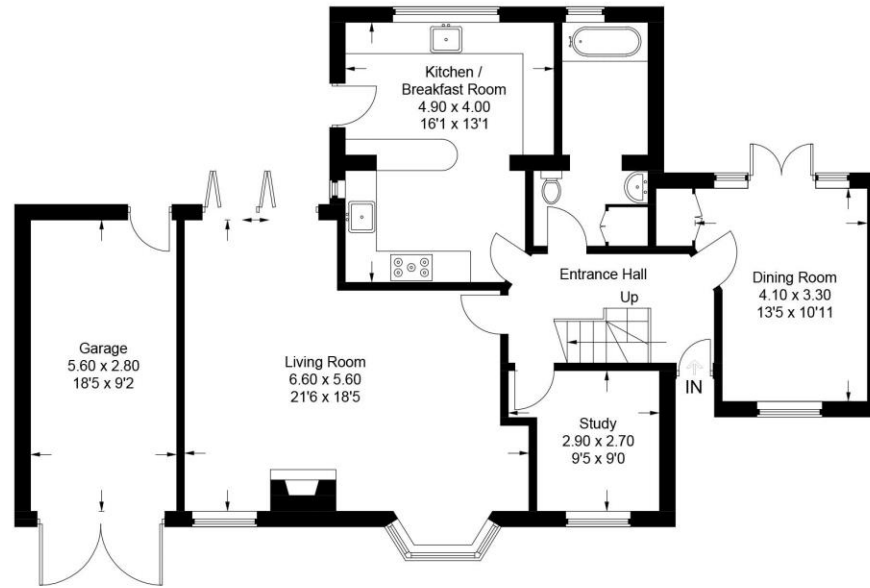
- Spacious Four Bedroom Detached Family Home
- Potential to extend further subject to planning permission
- Approx. 0.25 Acre Plot & Large Private Rear Garden
- Situated within a Sought After Private Road Location
- Kitchen/Breakfast Room & Spacious Sitting Room
- Separate Dining Room & Study/Playroom
- Master en Suite Bedroom & Three Double Bedrooms
- Refitted Family Bathroom
- Desirable Semi-Rural Bedfordshire Village
- Excellent Transport Links to London Nearby



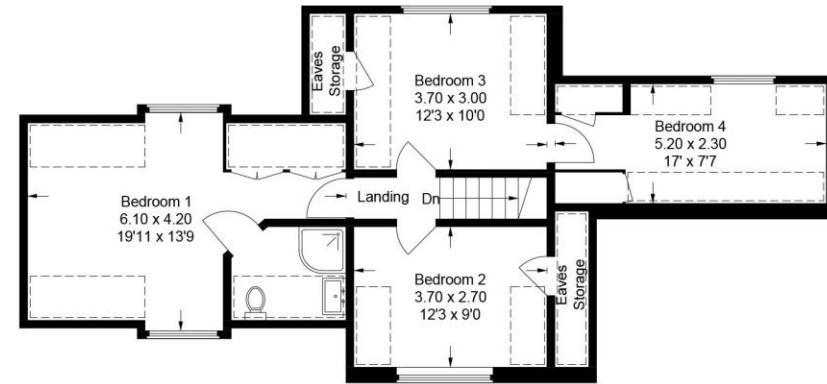
### Additional Information

- Tenure: Freehold
- Gas, Mains Water, Electricity
- The Property is Council Tax Band F
- The Local Authority is Central Bedfordshire

Approximate Gross Internal Area  
Ground Floor = 102.0 sq m / 1,098 sq ft  
First Floor = 64.1 sq m / 690 sq ft  
Total = 166.1 sq m / 1,788 sq ft



Ground Floor



First Floor

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