



Woodland Rise
Studham | Bedfordshire

FINE & COUNTRY





23 Woodland Rise

Studham | Bedfordshire | LU6 2PF

A substantial four double bedroom detached bungalow positioned within approximately 0.5 acre plot in the popular semi-rural Bedfordshire village of Studham, offered for sale with no onward chain and potential to refurbish and extend further (STP).

Located along Woodland Rise in one of Britain's most desirable villages of Studham, this spacious four double bedroom detached bungalow is set back from the road and enjoys a peaceful outlook onto the private rear garden that extends beyond 200ft. in length, making an ideal environment to unwind and relax in a tranquil setting, or al-fresco entertaining with friends and family. The bungalow itself offers over 2500 sq. ft. of versatile accommodation, whilst presenting an excellent opportunity for refurbishment and potential to extend further, subject to planning consents. This spacious bungalow also provides an ideal home for families coming together with multi-generational living.

As you enter this spacious bungalow, a welcoming entrance provides access to the main living areas, four double bedrooms and family bathroom. The 'L' shaped sitting room reaches over 22 ft. in length, and boasts a feature open fire place and sliding doors that open out to the private rear garden. Adjacent to the sitting room is a light and airy dual aspect open plan kitchen/dining/family room. The kitchen area is fitted with a range of base and wall mounted units with an integral double oven with an electric hob, an integral dishwasher and fridge/freezer. The kitchen steps down to the dining/family area, creating an ideal open space to entertain. The dining/family area opens onto a large patio area through sliding doors, and provides excellent indoor/outdoor living, and the perfect setting for relaxation or hosting whilst overlooking the private rear garden. Access from the kitchen/dining/family room leads to an inner hallway which joins the property to the integral double garage, utility room and separate cloakroom. To the rear of the bungalow is a light and airy dual aspect spacious garden room with double sliding doors opening onto the rear garden. Beyond the main receptions, the entrance hall continues to the generous sized master bedroom which is complete ample built in wardrobes and a four-piece en suite bathroom. The second bedroom is also located at the front of the bungalow and offers a spacious sized double room with built in wardrobes. Bedroom three and four are also good sized double bedrooms, both complete with built in storage. The family bathroom has been remodelled by the current owner to provide a sizeable tiled floor to ceiling wet room and includes a low level W.C, wall mounted wash hand basin, and a panelled bath.

The bungalow is approached via a convenient gravel driveway which accommodates off road parking for multiple vehicles, and leads to an integral double garage with an electric up and over door. The front garden adjacent to the driveway is laid to lawn, with established shrub borders and hedges along the property's boundary. Stepping out of either the sitting room, open plan kitchen/dining/family room or the garden room is a generous size patio area that creates an ideal space for dining and hosting gatherings with a picturesque backdrop onto the rear garden. To the rear of the garden is a good sized shed/workshop with power and lighting. The garden itself is laid to lawn and reaches just over 200 ft. in length, and is complemented by an abundance of mixed flower beds, mature trees, and enclosed by hedge boundaries.





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Woodland Rise is situated within the desirable Holywell Estate of the picturesque semi-rural village of Studham, which is located in the beautiful surrounding Bedfordshire countryside on the eastern edge of the Chiltern Hills, and is one of Britain's most sought after villages. The surrounding area showcases natural scenery, with attractions nearby such as Whipsnade Zoo, Whipsnade Tree Cathedral, and Dunstable Downs. The nearby market town of Tring offers a variety of local shopping facilities, whilst further amenities can be found in the nearby towns of Berkhamsted and Harpenden. Studham is also well located for those who commute to the Capital, with the M1 Junction 9 approximately 6 miles away. There are also excellent train links to London available with an efficient service from either Berkhamsted or Harpenden which take under 30 minutes, making Studham a convenient location for commuting and exploring the wider area.

- Spacious Detached Four Double Bedroom Bungalow
- Potential to Refurbish & Extend (STP) with No Chain
- Over 2500 sq. ft of Versatile Living Accommodation
- Approx. 0.5 Acre Plot & Large Private Garden
- Open Plan Kitchen/Dining/Family Room
- Separate Sitting Room & Garden Room
- Family Bathroom & Master en Suite
- Large Driveway & Integral Double Garage
- Sought After Sem-Rural Bedfordshire Village
- Excellent Transport Links to London Nearby

Additional Information

- Tenure: Freehold
- Gas, Mains Water, Electricity
- The EPC Rating is Band TBC
- The Property is Council Tax Band G
- The Local Authority is Central Bedfordshire Council

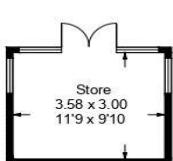


Approximate Gross Internal Area

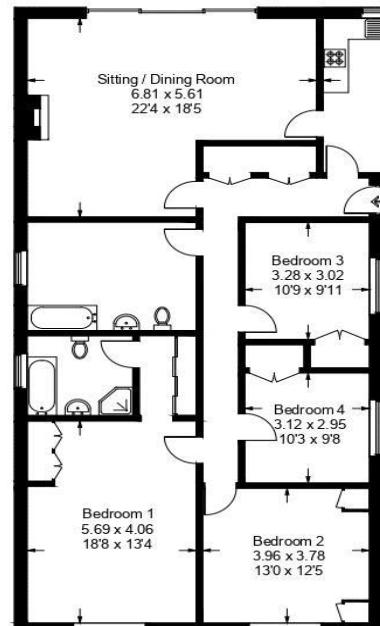
238.3 sq m / 2,565 sq ft

Store = 10.8 sq m / 116 sq ft

Total = 249.1 sq m / 2,681 sq ft



(Not Shown In Actual Location / Orientation)



Sitting / Dining Room
6.81 x 5.61
22'4 x 18'5

Open Plan Kitchen /
Dining / Family Room
6.50 x 5.92
21'4 x 19'5

Double Garage
5.16 x 5.00
16'11 x 16'5

Bedroom 1
5.69 x 4.06
18'8 x 13'4

Bedroom 2
3.96 x 3.78
13'0 x 12'5

Bedroom 3
3.28 x 3.02
10'9 x 9'11

Bedroom 4
3.12 x 2.95
10'3 x 9'8

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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THE PROPERTY MISDESCRIPTIONS ACT 1991

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Tel 01582 793116

Fine & Country Redbourn 51 High Street, Redbourn AL3 7LW

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