



Town & Country

Woodland Rise, Studham
£1,000,000



Woodland Rise

Studham

- Four Bedroom Detached Family Home Over 2500 sq.ft.
- Excellent Opportunity for Multi-Generational Living
- Formal Sitting Room, Study, Family Room & Gym
- Open Plan Kitchen/Breakfast/Family/Garden Room
- Refitted Master en Suite Shower and Family Bathroom
- Generous Sized South/West Facing Private Garden
- Driveway for Multiple Vehicles & Single Garage
- Highly Sought After Bedfordshire Village Location
- Excellent Transport Links to Amenities & London Nearby

Woodland Rise sits in the picturesque semi-rural village of Studham, set within the rolling South Bedfordshire countryside and the beautiful Chiltern Hills. One of Britain's most sought-after villages, Studham offers a peaceful atmosphere surrounded by outstanding natural attractions, including Whipsnade Zoo, Whipsnade Tree Cathedral and Dunstable Downs. The village combines character with convenience, featuring two traditional pubs and a Church of England Primary School, while nearby Tring, Berkhamsted and Harpenden provide a wider range of shopping, dining and schooling. With the M1 (Junction 9) just 6 miles away and fast rail links to London in around 30 minutes, Studham perfectly balances rural tranquillity with excellent connectivity.



Woodland Rise

Studham

An impressive four-bedroom detached family home extending to over 2,500 sq. ft., offering stylish open-plan living overlooking a private south/west-facing garden, with excellent annexe potential, set within the sought-after semi-rural village of Studham.

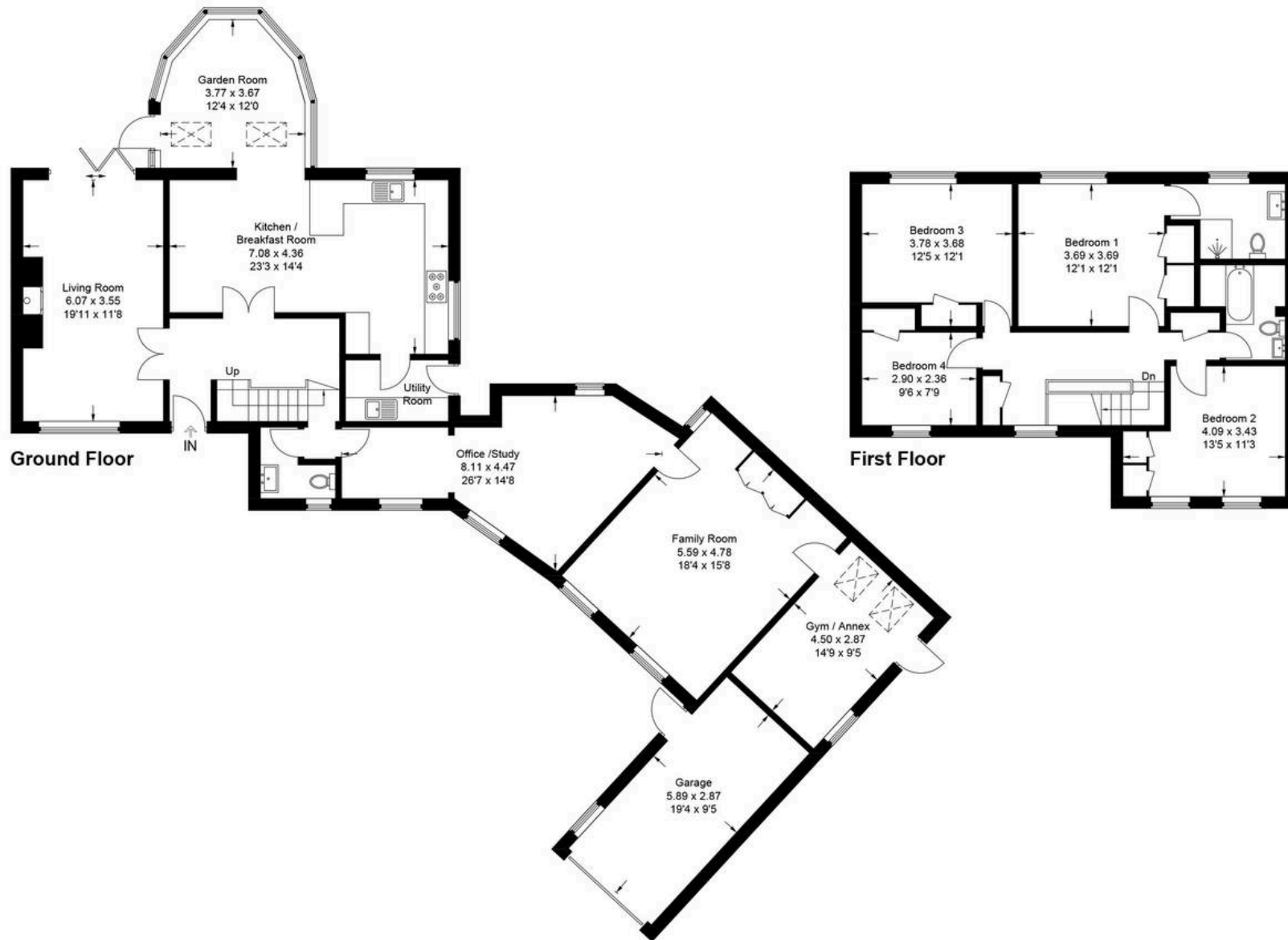
Positioned on the prestigious Woodland Rise, this beautifully presented home provides generous and flexible accommodation ideal for modern or multi-generational living. The heart of the property is the stunning open-plan kitchen/breakfast/family/garden room, flooded with natural light and enjoying uninterrupted views across the expansive private garden. Additional ground floor accommodation includes a dual-aspect sitting room with feature fireplace, home office/playroom, family room, gym/studio and utility room.

Upstairs are four well-proportioned bedrooms, including a principal suite with refitted en suite, along with a stylish family bathroom.

Externally, the property benefits from a driveway providing parking for three to four vehicles, a single garage, and a beautifully landscaped rear garden extending to approximately 130 ft., featuring a stone terrace, raised decking and a charming breeze house—offering exceptional privacy and ideal spaces for entertaining.



Approximate Gross Internal Area
Ground Floor = 144.9 sq m / 1,560 sq ft
First Floor = 72.6 sq m / 781 sq ft
Garage = 16.9 sq m / 182 sq ft
Total = 234.4 sq m / 2,523 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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