



Town & Country

Oldhill Wood, Studham

Guide Price £1,475,000

Oldhill Wood

Studham

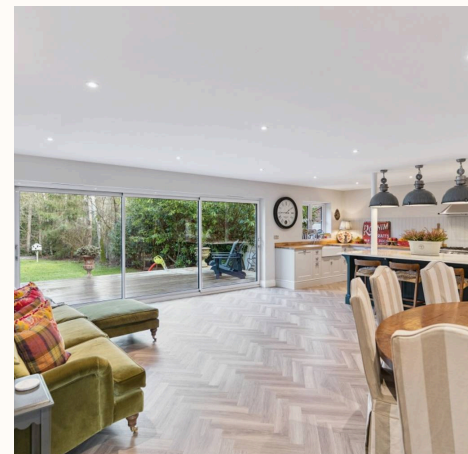
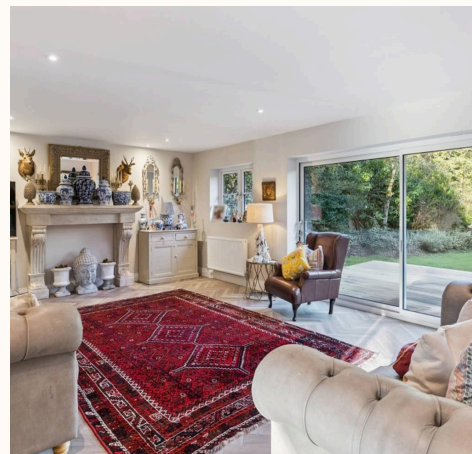
- Superbly Extended and Fully Refurbished Family Home
- Five Double Bedrooms, Four with their own Ensuite
- Vaulted Hallway & Oak Framed Entrance Porch
- Spectacular Open Plan Bespoke Kitchen With Island, Dining Area and Family Room With 3/4 Width Sliding Doors With Garden Access
- Generous Formal Sitting Room With Sliding Doors To The Garden
- Utility Room and Boot Room
- Family Bathroom
- Beautiful Garden within a Woodland Setting, With Decked Area, Formal Lawns and Pad for a Garden Pod
- Gravel Driveway With Parking For Multiple Vehicles
- Set on Private Road Close To The Sought After Village of Studham

Nestled in the highly desirable semi-rural village of Studham in Bedfordshire, this charming home enjoys an enviable location just two miles from Whipsnade Zoo, Dunstable Downs, and the scenic Chiltern Hills. Exceptional transport links ensure effortless access to London, with the M1 (Junction 9) approximately six miles away, while fast rail services from Harpenden to St Pancras and Tring to Euston reach the capital in under an hour.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B



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Berewood is a five bedroom detached house and presents a rare opportunity to acquire a superbly extended and fully refurbished family home, set on a private road close to the highly sought after village of Studham.

Finished to an exceptional standard throughout, this modern and contemporary property offers generous and versatile living accommodation of 2,700 sqft and is designed to meet the needs of a growing family.

Upon entering, you are greeted by a striking oak framed entrance porch leading to the light vaulted hallway, which sets the tone for the quality and craftsmanship found throughout the home.

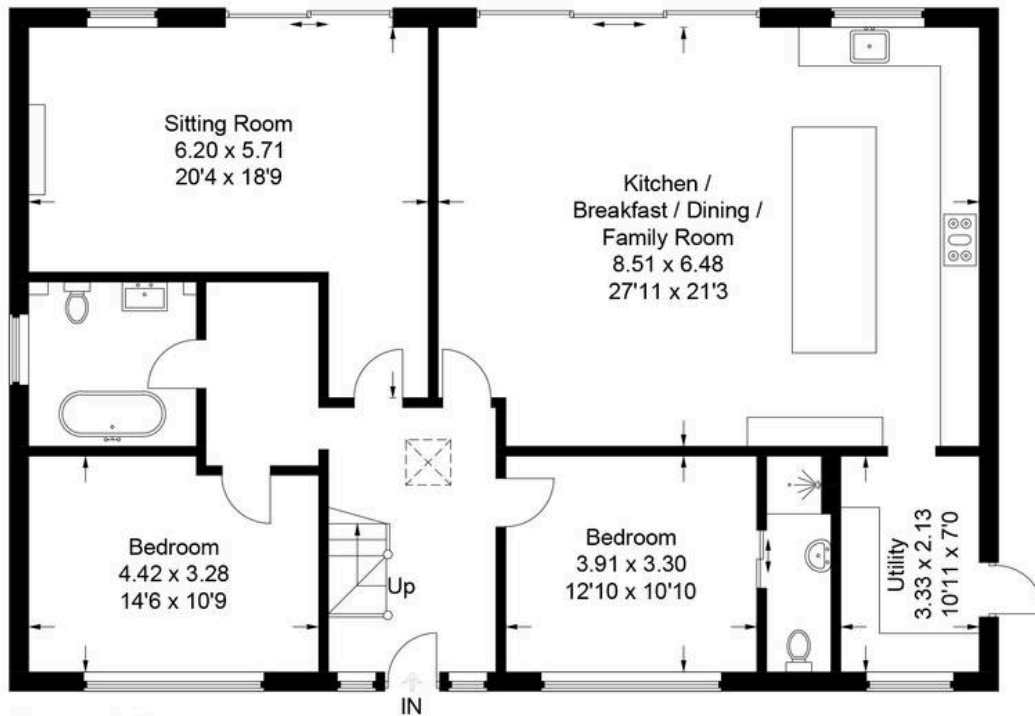
The heart of the property is the spectacular open plan bespoke kitchen, complete with a large island, dining area, and spacious family area. The three quarter width sliding doors allow for an abundance of natural light and effortless access to the garden and decked areas. The formal sitting room provides a peaceful retreat, also benefiting from sliding doors that enhance the sense of space and connection with the outdoors.

There are five double bedrooms, four of which feature their own luxurious ensuite facilities, while the fifth is served by a beautifully appointed family bathroom, ensuring ample privacy and comfort for all residents and guests.

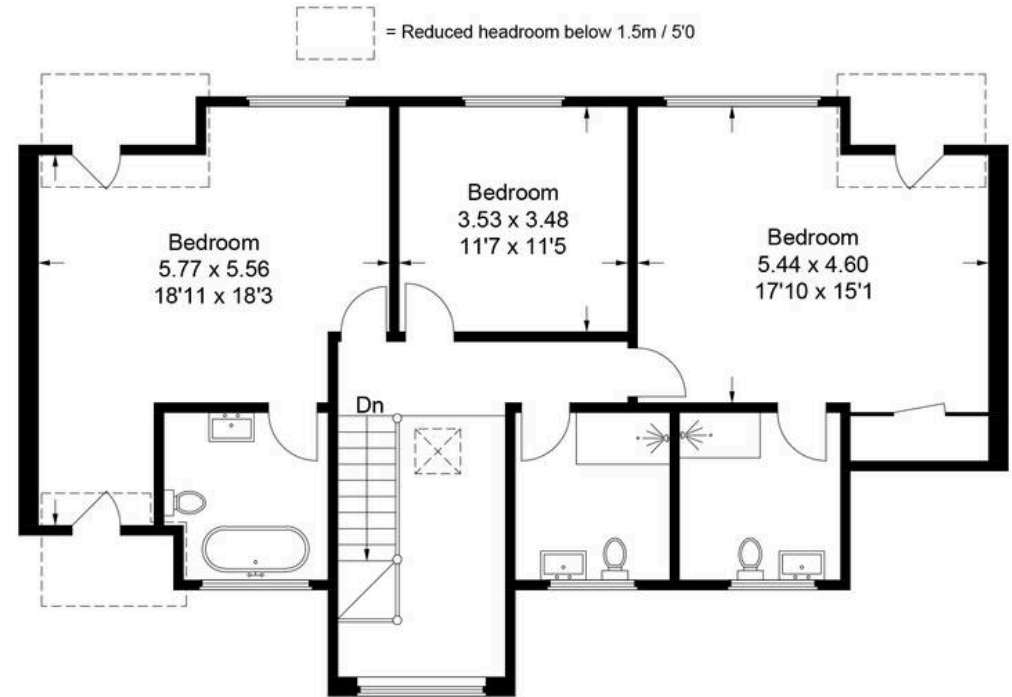
Additional practical spaces include a utility room and a well designed boot room, both of which cater perfectly to the demands of modern family life. The property also offers a gravel driveway providing parking for multiple vehicles.



Approximate Gross Internal Area
Ground Floor = 148.8 sq m / 1,602 sq ft
First Floor = 102.5 sq m / 1,103 sq ft
Total = 251.3 sq m / 2,705 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.