



Castles

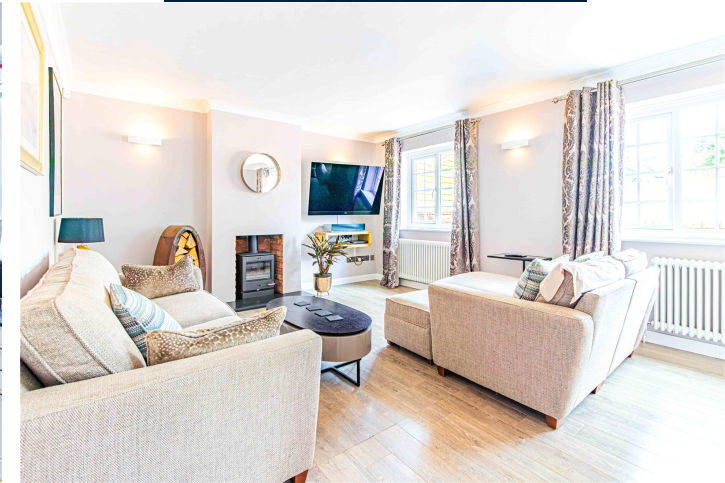
HOLYWELL ROAD
Studham, Bedfordshire

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**Asking
Price**
£775,000
(Freehold)

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Nestled in the sought-after village of Studham, within an Area of Outstanding Natural Beauty, Castles Estate Agents offer for sale this superb family residence, lovingly enhanced by the current owners to create a home that blends timeless character with contemporary style



This beautifully presented home offers bright, airy, and generously proportioned accommodation with landscaped gardens, combining comfort and lifestyle. A spacious private driveway provides ample off-street parking and leads to a substantial double garage with electric doors, while steps guide you to the welcoming front entrance, setting the tone for the elegance inside. The entrance hall opens into a large living room with a log burner and garden-facing windows that flood the space with natural light. To the rear, a sleek modern kitchen with granite worktops, eye-level double oven, induction hob, and breakfast bar connects seamlessly to the dining area and French doors onto the garden. A utility room, versatile reception room, and cloakroom complete the ground floor, adding practicality and flexibility. Upstairs offers four bedrooms, including a principal suite with countryside views, en-suite shower room, and dressing room, while the remaining rooms are served by a high-quality refitted family bathroom. The private rear garden features a generous patio for alfresco dining, a covered BBQ area, timber shed, and lawn bordered by mature planting, providing colour and charm throughout the year.

Specifications

- DOUBLE GARAGE
- LARGE DRIVEWAY
- MASTER BEDROOM WITH EN-SUITE
- REFITTED FAMILY BATHROOM
- MODERN KITCHEN WITH FITTED OVEN AND HOB
- COUNTRYSIDE VIEWS
- LOCATED TOWARDS END OF A NON-THROUGH ROAD
- EASY REACH OF COMMUTER ROUTES
- POTENTIAL TO EXTEND (stpp)



This is more than just a house, it's a home that offers the perfect blend of village life, modern convenience, and exceptional living spaces.



A little about the corner of the world we call home...

We are lucky to be in the Chiltern Hills, surrounded by well managed agricultural land and traditional mixed woodland. The historic village of Studham with two pubs, a church and active sports club is within half a mile. Comprehensive facilities are available in Berkhamsted just 7 miles away including good shopping. There is a strong selection of both state and independent schools in the district, notably Beechwood Park Prep School and Berkhamsted Schools for boys and girls.

Communications are excellent by both road and rail. The A41 linking to the M25 is within 8 miles and the M1 6 miles away. Fast and frequent trains leave Hemel Hempstead reaching London Euston in approximately 31 minutes. Luton Airport is positioned only 10 miles away.

Please Note:

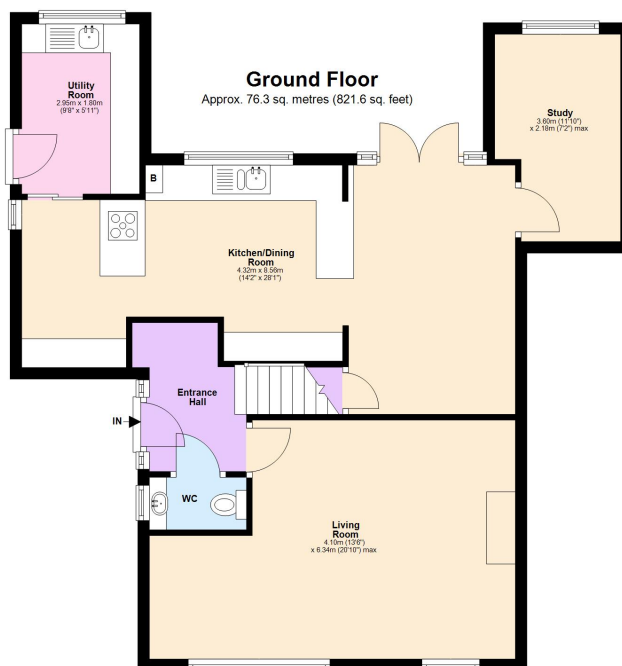
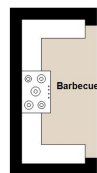
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

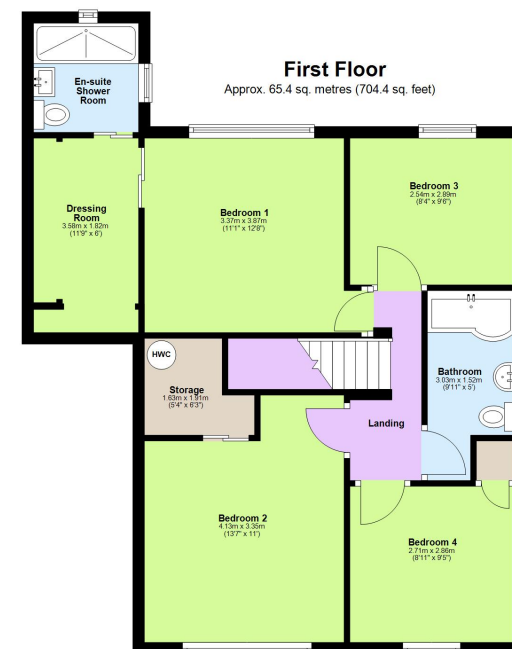
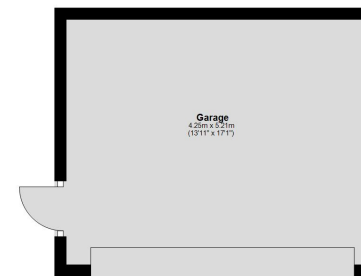
Tenure: Freehold

Council Tax Band: G

EPC Rating: D



Outbuilding
Approx. 22.1 sq. metres (238.4 sq. feet)



Total area: approx. 163.9 sq. metres (1764.4 sq. feet)

Berkhamsted

01442 865252

Borehamwood

020 8953 2112

Boxmoor

01442 233345

Bushey

020 8950 2551

Eaton Bray

01525 220605

Hertford

01992 501511

Kings Langley

01923 936900

Radlett

01923 537111



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www.castlestateagents.co.uk