



Castles

DUNSTABLE ROAD  
Studham, Bedfordshire



# DUNSTABLE ROAD

## Studham, Bedfordshire

**Guide Price**  
**£375,000**  
(Freehold)

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Castles Estate Agents are pleased to offer for sale this delightful two bedroom cottage, exuding kerb appeal, with its classic English country cottage frontage and characterful detailing.



Nestled in the heart of the ever-popular and highly prestigious village of Studham, the property offers the perfect blend of rural charm and comfortable living.

Step inside and you're welcomed into a warm and inviting interior. The approx. 19' lounge/dining area offers a flexible open-plan space, ideal for both relaxing evenings and entertaining guests. To the rear the modern fitted kitchen enjoys a view down the long, private garden, a real highlight of the home.

Upstairs, you'll find two well-proportioned double bedrooms and a thoughtfully appointed FIRST FLOOR bathroom. Each room is filled with natural light, adding to the home's bright and airy feel.

The generous rear garden is a true sanctuary. With separate seating areas and a tucked-away patio at the far end, it's the perfect place to enjoy morning coffee or sunset views. Beyond the garden lies open countryside, providing views that change beautifully with the seasons, a constant reminder of the home's idyllic location.

This is a rare opportunity to own a slice of country life, just a short drive from nearby towns yet a world away in atmosphere.

## Specifications

STUDHAM

DOUBLE BEDROOMS

LOUNGE/DINER

FIRST FLOOR BATHROOM

WALKING DISTANCE TO

VILLAGE CENTRE

CLOSE TO AMENITIES

GOOD SIZED GARDEN

CLOSE TO COMMUTER

ROUTES





Early viewing is highly recommended to appreciate the charm, setting, and lifestyle this beautiful cottage has to offer.



#### **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.

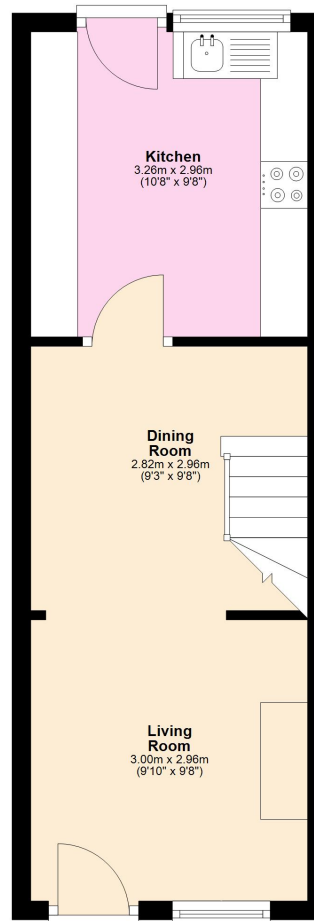
**Tenure: Freehold**

**Council Tax Band: C**

**EPC Rating: C**

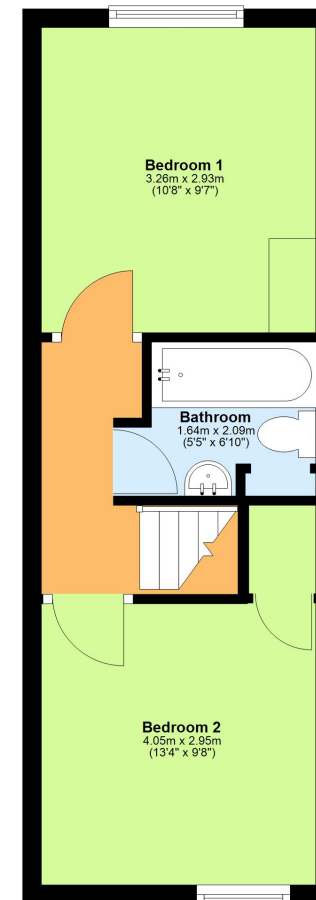
## Ground Floor

Approx. 27.4 sq. metres (295.2 sq. feet)



## First Floor

Approx. 27.2 sq. metres (292.4 sq. feet)



Total area: approx. 54.6 sq. metres (587.6 sq. feet)

**Berkhamsted**

01442 865252

**Eaton Bray**

01525 220605

**Borehamwood**

020 8953 2112

**Hertford**

01992 501511

**Boxmoor**

01442 233345

**Kings Langley**

01923 936900

**Bushey**

020 8950 2551

**Radlett**

01923 537111



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[www.castlestateagents.co.uk](http://www.castlestateagents.co.uk)