



Castles

OAKWAY
Studham, Bedfordshire

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Guide Price
£1,400,000
(Freehold)

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Castles Estate Agents are proud to represent this fabulous five bedroom DETACHED family home, lovingly transformed with a striking DOUBLE STOREY extension to the rear that elevates both its style and living space.



Every detail has been carefully considered to create a home that is as practical for everyday life as it is impressive for entertaining. At the front, an extensive block paved driveway provides off-street parking for multiple vehicles and leads to a DOUBLE GARAGE with the convenience of a fast EV car charger already installed.

Step inside and you're welcomed by a bright, inviting hallway that opens into a collection of stunning living spaces. The elegant living room, complete with a cosy wood burner, sets the scene for relaxed evenings, while the family room at the front offers flexibility for a snug, playroom, or home office. To the rear, the home truly comes alive: a breath-taking open-plan dining and garden room, filled with natural light from three sets of bi-folding doors, effortlessly blends indoor and outdoor living. This remarkable space features a galleried mezzanine above, creating a dramatic focal point that adds both grandeur and character, perfect for entertaining on a large scale or simply enjoying with family.

The stylish kitchen is a chef's dream, boasting a superb range of fitted units, a Range-style cooker, and a generous central island ideal for both food preparation and casual dining. A separate utility room keeps the practicalities neatly tucked away.

Upstairs, five bedrooms provide plenty of space for family and guests. The principal suite is a true retreat with its newly fitted en-suite

Specifications

- TWENTY TWO SOLAR PANELS
- POOL HOUSE WITH HEATED POOL
- EXTENDED TO REAR WITH FEATURE WINDOW
- DRIVEWAY FOR MULTIPLE VEHICLES
- MEZZANINE LANDING
- TWO ENSUITE SHOWER ROOMS
- WOOD BURNER TO LOUNGE
- EASY REACH OF MAIN COMMUTER ROUTES INC. M1

The SOUTHERLY facing rear garden is a real showstopper. Designed with both fun and relaxation in mind, it offers beautifully landscaped spaces for 'Al-fresco' dining, lounging, and play. Picture summer evenings around the brick-built barbeque, shaded afternoons beneath the timber gazebo, or children's adventures in the bespoke treehouse and play area. For year-round enjoyment, the pool house is a rare luxury, featuring a heated indoor swimming pool powered by an efficient Calorex heat pump, perfect for daily exercise, family fun, or entertaining friends whatever the weather.

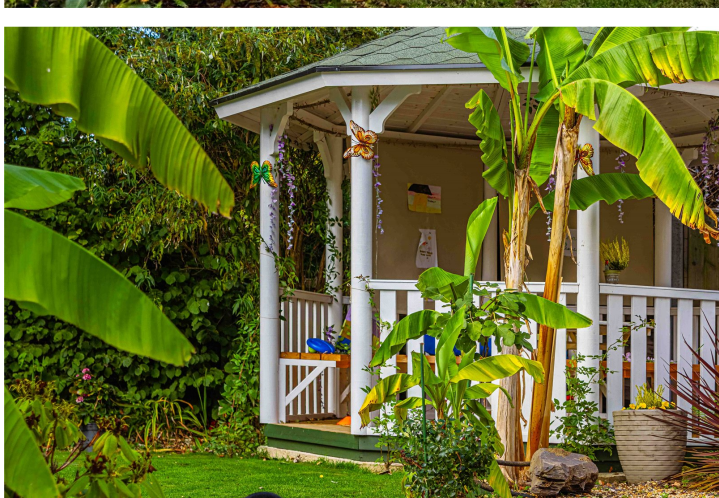
This is more than just a house, it's a lifestyle.

The pool room has been professionally constructed with double glazed windows & sliding door with wall insulation, for alternative arrangements it can be adapted to a spacious entertainment area with perhaps another lounge, a bar with room for a pool table/dart board, or a large office suite. The property further benefits from 22 SOLAR PANELS with batteries for storage and which feed back to the electric grid.

A home that combines generous proportions, thoughtful design, and exceptional features both inside and out.







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.

Ground Floor
Approx 218.3 sq metres (2349.8 sq. feet)



First Floor
Approx 122.4 sq metres (1317.0 sq. feet)



Tenure: Freehold
Council Tax Band: G
EPC Rating: B

Total area: approx. 340.7 sq. metres (3666.9 sq. feet)

Berkhamsted
01442 865252
Eaton Bray
01525 220605

Borehamwood
020 8953 2112
Hertford
01992 501511

Boxmoor
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Kings Langley
01923 936900

Bushey
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Radlett
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