



5 bedrooms



4 bathrooms



4 receptions



0.45 Acres



Double Garage



EPC Band D

Freehold

Council Tax Band:  
G £3,613.82 (2024/25)

Local Authority:  
Central Bedfordshire Council





Certainly, please provide the description you would like me to condense.

### Description

This exquisite family home, refurbished to a high standard, sits on a generous 0.45-acre private plot. A sweeping paved driveway offers ample parking and leads to a double garage with an electric door. The beautifully presented living space includes a superb bay-fronted living room extending the property's width, featuring a multifuel wood burner and doors to the rear garden. The well-equipped kitchen is a chef's dream, refitted with excellent units, a central island, integrated appliances, and a gas-fired Aga, opening into a stunning conservatory. Adjacent is a utility room complemented by a boot room and shower room. A versatile family room, currently used as a home office, offers options for play, work, or relaxation. A further cloakroom is in the double garage, with potential conversion to a studio (STPP). Upstairs, a fabulous principal suite with a bay window overlooks the garden, with a walk-through dressing room and en-suite shower room. There are four further good-sized bedrooms; bedroom two has a stylish en-suite, with a luxurious bathroom serving the remaining bedrooms. The extensive gardens, mainly laid to lawn with mature shrubs and trees, are a particular feature. A large heated swimming pool adds a touch of luxury, and a large sun terrace provides a wonderful outdoor space to dine and relax with friends and family.

### Location

Located in the desirable Holywell area in Studham, an area of outstanding natural beauty. The village has an excellent primary school, close to Beechwood Park School, with bus services available. Convenient for

#### Buyers Information

In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.





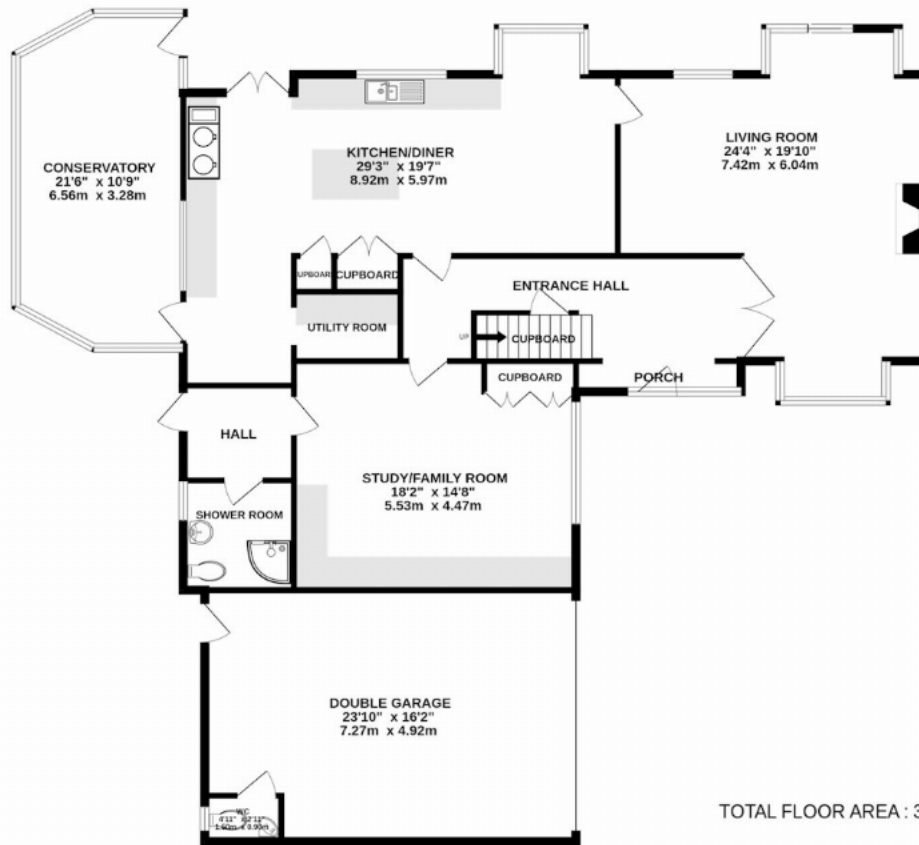




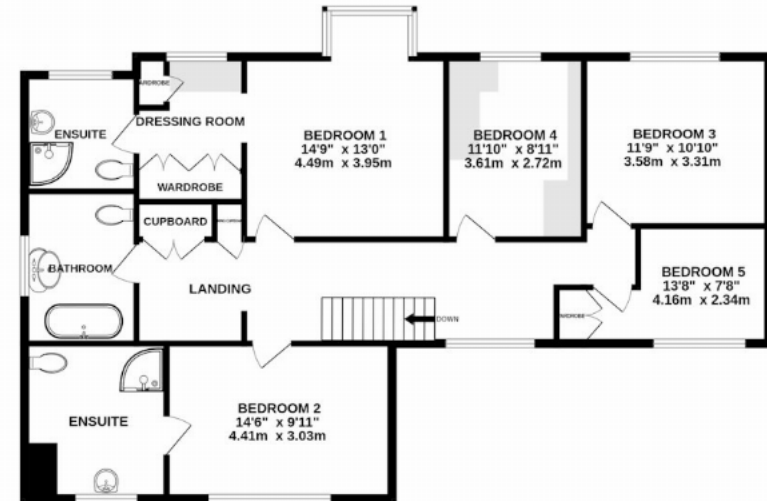




GROUND FLOOR  
1921 sq.ft. (178.5 sq.m.) approx.



1ST FLOOR  
1119 sq.ft. (104.0 sq.m.) approx.



TOTAL FLOOR AREA : 3143sq.ft. (292.0 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.