

 3 Bedrooms

 2 Bathrooms

 3 Receptions

 Private Garden

 Double Garage

 EPC Band D



Freehold

Council Tax Band:  
G £3,993.37 (2026/27)

Local Authority:  
Central Bedfordshire Council

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Woodland Rise, Studham, Dunstable, LU6 2PF  
Guide price of £975,000

Stunning detached 3-bed family home (formerly 4 beds) with double garage on a generous plot of approx. a quarter of an acre.

### Description

This spacious three double bedroom property is accessed via a private driveway leading to a double garage with plentiful parking, an electric door and an EV charger. The hallway opens to a dual aspect living room with a feature fireplace and patio doors to a fabulous conservatory. The dining room boasts delightful views over the rear garden, while a family room sits at the front. The highlight is a spacious kitchen/breakfast room with stylish cream units, granite work surfaces, a Range cooker and an American fridge freezer. A utility room and cloakroom complete this level. Upstairs, there are three well-sized bedrooms, previously four (bedrooms 3 and 4 merged, convertible back if desired). The principal bedroom has fitted wardrobes and a fully tiled en-suite shower. A modern family bathroom serves the other bedrooms and offers under-eaves storage. The property sits on a secluded, sizeable 0.25-acre plot, mostly lawned with a paved seating area and mature trees.

### Location

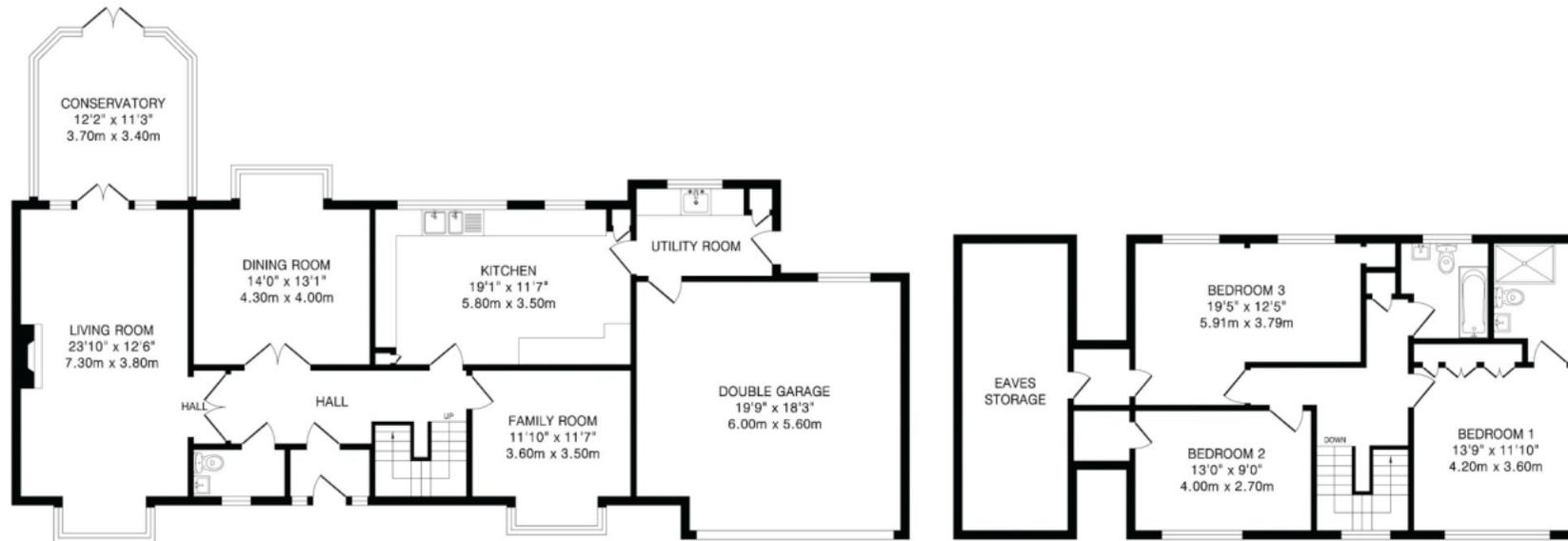
Studham is situated on the borders of Bedfordshire/Hertfordshire and is one of the most sought after villages in the area and is within close proximity to the larger town of Harpenden and Berkhamsted which offer wider amenities and rail links.



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  
1581 sq.ft.(146.9 sq.m)approx.

First Floor  
729 sq.ft.(67.7 sq.m)approx.

TOTAL FLOOR AREA: 2310 sq.ft.(214.6 sq.m)approx.  
This floorplan is for illustration purposes only. The measurements and position of each element are 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.