







-  4 Bedrooms
-  2 Bathrooms
-  3 Receptions
-  Large Garden
-  Garage and Drive
-  EPC Band E



Freehold

Council Tax Band:  
F £3,460.93 (2026/27)

Local Authority:  
Central Bedfordshire Council

Four bedroom character home on generous plot in quiet cul-de-sac, sought after village.

### Description

This wonderful detached home offers spacious accommodation, off-street parking and a large sunny garden, situated within the popular Holywell development. To the front, a large driveway provides ample off-street parking and leads to the single garage. The generous ground floor includes a large dual aspect living room with French doors to the garden, a dual aspect dining room and a useful study. The rear hosts a large kitchen/breakfast room fitted with Shaker style units, two butler sinks, an induction hob and an integrated double oven. A modern bathroom completes this level. Upstairs are four double bedrooms, with the principal bedroom featuring a modern en-suite shower room. The rear garden is particularly private, bordered by mature trees, mainly laid to lawn with a large patio seating area ideal for dining and entertaining. A timber shed offers external storage and there is also a greenhouse and feature pond.

### Location

Holywell Close is situated in Studham which has been designated an area of outstanding natural beauty with 68 acres of Common. The village offers 2 pubs and a well regarded primary school and is within close proximity to the Dunstable Downs.

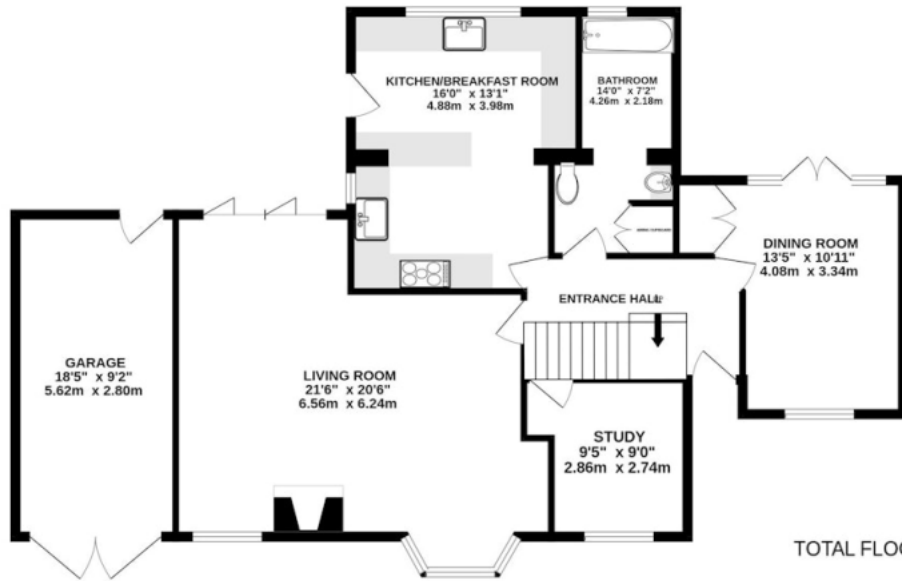


Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person)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





**GROUND FLOOR**  
1081 sq.ft. (100.4 sq.m.) approx.



**1ST FLOOR**  
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 1771 sq.ft. (164.5 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.

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