
 5 bedrooms

 3 bathrooms

 3 receptions

 Garden + Pool

 Double Garage

 EPC Band C

Freehold

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

Local Authority:
Central Bedfordshire Council



Stunning detached 5-bed home with double storey extension (2020/21) and fabulous indoor pool in generous South facing gardens, located on a sought-after road in Holywell, Studham village.

Description

This fabulous detached home has been lovingly extended with a double-storey extension added to the rear. The front features an extensive block-paved driveway providing ample off-street parking leading to a double garage, complete with a fast EV car charger. Upon entering, an attractive hallway leads to impressive living spaces, including a large living room with a wood burner, a family room at the front, and a fabulous open-plan dining/garden room to the rear with three sets of bi-fold doors opening to the garden. The stylish modern kitchen boasts an excellent range of units, a range-style cooker, and a central island, complemented by a separate utility room. Upstairs, there are four double bedrooms and an additional single room, ideal for a study. The principal bedroom benefits from a large newly fitted en-suite shower room. A further en-suite shower room and a luxurious family bathroom with a corner bath and shower cubicle serve the remaining bedrooms. Outside, the generous south-facing rear gardens are a particular feature, thoughtfully landscaped with areas for relaxing and dining, including a brick-built barbeque area, timber gazebo, and play area with a tree house. The current owners have also added a pool house with a heated indoor pool, powered by a Calorex heat pump.

Location

Oakway, in Studham village, offers outstanding natural beauty amid Bedfordshire countryside. Enjoy excellent pubs, a Sports and Social Club,



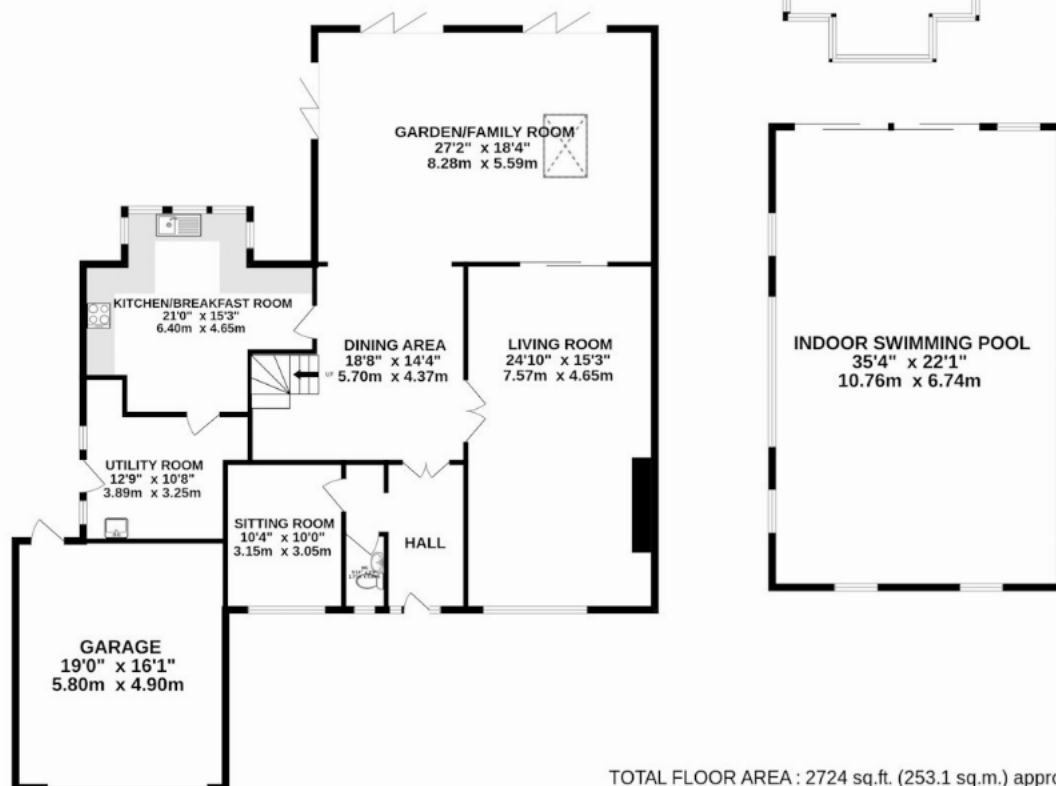
Buyers Information

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
1411 sq.ft. (131.1 sq.m.) approx.



TOTAL FLOOR AREA : 2724 sq.ft. (253.1 sq.m.) approx.

1ST FLOOR
1313 sq.ft. (122.0 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.