



Holywell Road, Studham, LU6 2PD
Asking price £800,000

Sears & Co
estate & letting agents



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**** NO UPPER SALES CHAIN ****

An impressive, extended family home with accommodation spanning in excess of 2000 SQFT situated in the exclusive village of Studham.

The layout currently comprises an entrance hallway, downstairs w/c, kitchen/breakfast room with a delightful open plan conservatory area, utility room, 20FT living room, dining area, rear conservatory, study, principal bedroom with en suite, three further bedrooms and a family bathroom.

Externally the property further boasts a significant frontage providing a sweeping driveway leading to the double garage, further area of front garden and a mature, private rear garden.

Studham is an aspirational location, voted one of Britain's poshest villages by The Telegraph. Encompassing an environment of largely green, leafy landscapes, it's within the 324-acre Chiltern Hills AONB. It has its own expanse of meadows and woods at its Common – a Country Wildlife Site granted a prestigious Green Flag Award. The Common also hosts the May Fair.

Front Door

Entrance Hallway

Wood flooring. Radiator. Stairs to the first floor accommodation. Under stairs storage cupboard. Access to the w/c, dining area & kitchen.

Downstairs W/C

Double glazed window. Fitted with a low level w/c and a cabinet enclosed wash hand basin. Radiator. Vinyl style flooring. Tiled walls.

Kitchen/Breakfast Room

Double glazed window. Fitted with a range of eye and base level units with roll work surfaces over. Integrated oven with gas hob and extractor over. Integrated fridge,

freezer, dishwasher & microwave. Radiator. Tiled flooring. Recessed down lighting. Partially tiled walls. One and a half bowl sink and drainer unit with mixer tap. Open plan to the front conservatory. Door to the inner hallway.

Front Conservatory

Radiator. Tiled flooring.

Inner Hallway

Double glazed door to the side aspect. Radiator. Cloaks style storage. Tiled flooring. Wall mounted boiler. Access to the utility room.

Utility Room

Double glazed window. Fitted with some base level units with work surface over. Inset sink unit with mixer tap. Space for a free standing washing machine and tumble dryer. Tiling to splash back areas. Airing style cupboard with radiator.

Dining Area

Double glazed sliding doors leading to the conservatory. Double glazed window. Radiator. Open plan to the living area.

Living Area

Double glazed 'bow' style window. Two radiators. Feature fire. Access to the study.

Study

Double glazed door leading to the garden. Double glazed window. Radiator. Built in bookshelves. Access to a loft area.

Rear Conservatory

Double glazed doors leading to the garden. Electric heater.

First Floor Landing

Double glazed window. Recessed down lighting. Access to the loft. Access to the four bedrooms and family bathroom.

Principal Bedroom

Double glazed window. Radiator. Built in wardrobes. Access to the en suite.

En Suite

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with glass screen and 'Aqualisa' shower over, low level w/c and a pedestal wash hand basin. Radiator. Tiled walls. Tile effect flooring.

Bedroom

Double glazed window. Radiator. Built in wardrobes.

Bedroom

Double glazed window. Radiator. Archway leading in to bedroom four.

Bedroom

Double glazed window. Radiator.

Family Bathroom

Double glazed window. Fitted with a four piece suite to include a panel enclosed bath with shower attachment, low level w/c, pedestal wash hand basin and a shower enclosure with 'Aqualisa' shower. Airing cupboard. Heated towel rail. Recessed down lighting. Tiled walls. Shaver point. Vinyl style flooring.

To The Front

An area of frontage partly enclosed by hedging laid with areas of lawn and a cobble stone style block paved driveway providing parking and leading to the front door/garage. Gated side access.

Double Garage

Accessed via an electric door to the front and a courtesy door from the garden. Lighting.

To The Rear

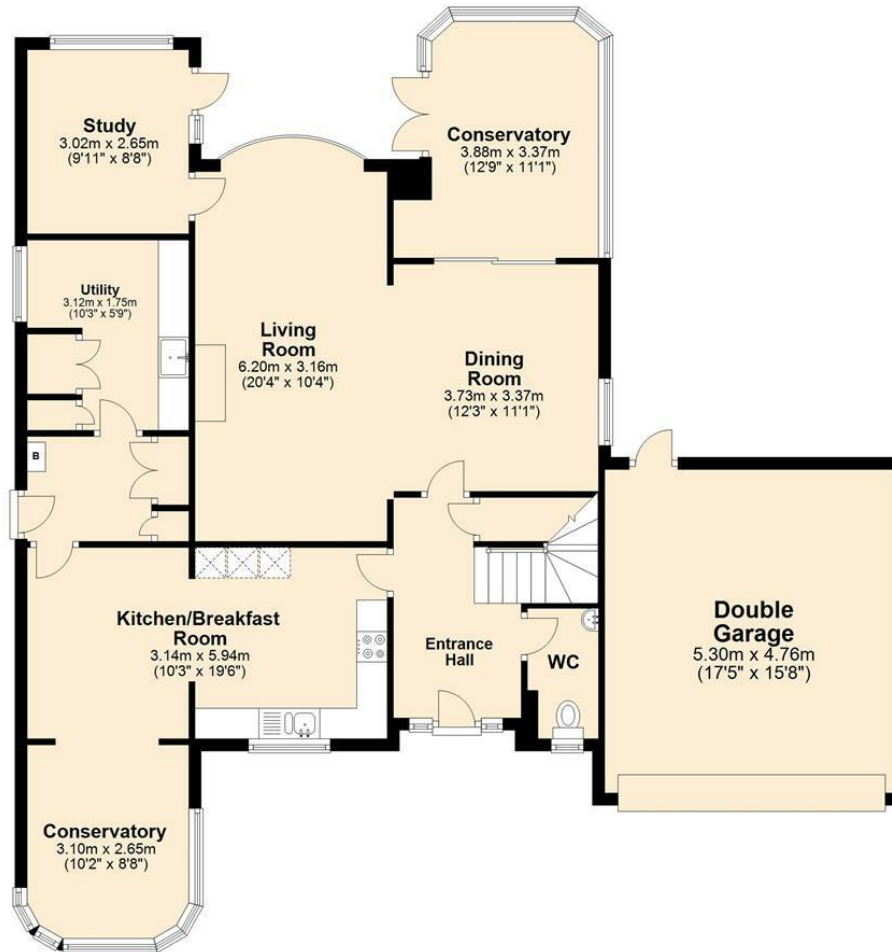
A private garden arranged with areas of patio, lawn, decking and mature planting enclosed by a mixture of brick wall, timber panel fencing and hedging. Gated side access. Summer house. Courtesy door to the garage.





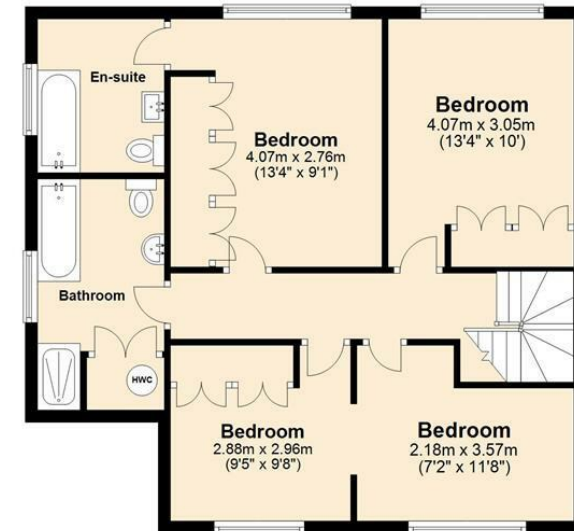
Ground Floor

Approx. 133.2 sq. metres (1433.9 sq. feet)



First Floor

Approx. 68.8 sq. metres (740.4 sq. feet)



Total area: approx. 202.0 sq. metres (2174.2 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		