



Castles

WOODLAND RISE
Studham, Bedfordshire

WOODLAND RISE

Studham, Bedfordshire

Asking Price
£1,650,000
(Freehold)

Castles



Castles Estate Agents are delighted to represent this exceptional and extensively upgraded five bedroom detached family home, set in the sought after village of STUDHAM, a location known for its countryside charm, excellent schooling, and excellent community spirit.



The property is marketed for sale with NO UPPER CHAIN

This stunning residence has been thoughtfully extended and finished to the highest specification, offering a perfect blend of contemporary luxury and practical family living.

At the heart of the home lies an outstanding open-plan kitchen/family/dining room, a true showstopper. Designed for modern living and entertaining, the space features an oversized island with a breakfast bar, five-ring induction hob, instant hot tap, and granite work surfaces. Natural light floods the area through four skylights and two sets of BI-FOLD doors, seamlessly connecting the indoors with the outdoors. Completing the space are two eye-level ovens, making it a chef's dream and a fantastic hub for family life and entertaining. The impressive entrance hallway, finished with solid oak flooring and a bespoke staircase, sets the tone for the rest of the home. The expansive lounge offers a perfect retreat, with a real flame-effect fireplace and FRENCH DOORS leading directly onto the garden. Further flexible living areas include a snug, a playroom, and a well-equipped utility room, catering to the needs of a modern family.

Specifications

- BEAUTIFULLY EXTENDED
- APPROACHING 4000 SQFT
- HIGH SPEC.
- KITCHEN/FAMILY/DINER
- BI-FOLD DOORS
- HEATED SWIMMING POOL
- FIVE BEDROOMS
- 3 EN-SUITES
- GENEROUS REAR GARDEN WITH PLAY AREA
- PRIME LOCATION
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES

Step outside into the substantial and beautifully landscaped rear garden, a true highlight of the property. Surrounded by mature trees and offering excellent privacy, the garden features a HEATED SWIMMING POOL, multiple patio areas for dining and entertaining, a well-maintained lawn, and a dedicated soft-surface play area perfect for children's play equipment. There's even a charming summer house, offering endless possibilities for relaxation or home working. Step outside into the substantial and beautifully landscaped rear garden, a true highlight of the property. Surrounded by mature trees and offering excellent privacy, the garden features a HEATED SWIMMING POOL, multiple patio areas for dining and entertaining, a well-maintained lawn, and a dedicated soft-surface play area perfect for children's play equipment. There's even a charming summer house, offering endless possibilities for relaxation or home working.

With its high end finishes, incredible garden, and prime village location, this remarkable family home is one not to be missed.

To the front, a sweeping driveway provides extensive parking for several vehicles and leads to a double garage with electric doors.

Despite its tranquil setting, Studham is ideal for commuters, with easy access to Harpenden, Berkhamsted and Leighton Buzzard all offering fast rail services to London. Road links are excellent too, with the M1, A5 and A41 all within easy reach. Families are drawn to the village for its excellent local primary school, village green, active clubs and welcoming community spirit, a perfect backdrop for countryside living without compromising on convenience.

This is more than just a house, it's a lifestyle opportunity. Arrange your viewing today and take the first step toward making







A little about the corner of the world we call home...

We are lucky to be in the Chiltern Hills, surrounded by well managed agricultural land and traditional mixed woodland. The historic village of Studham with two pubs, a church and active sports club is within half a mile. Comprehensive facilities are available in Berkhamsted just 7 miles away including good shopping. There is a strong selection of both state and independent schools in the district, notably Beechwood Park Prep School and Berkhamsted Schools for boys and girls.

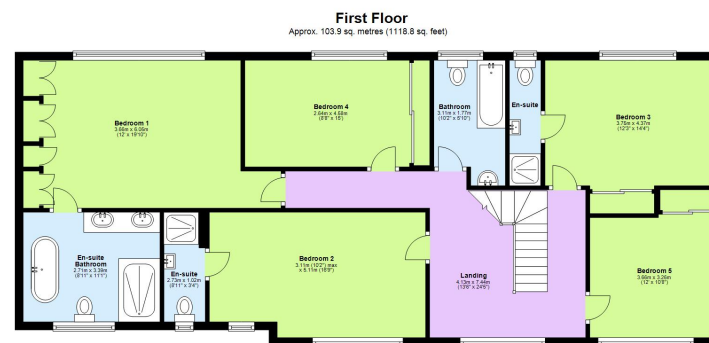
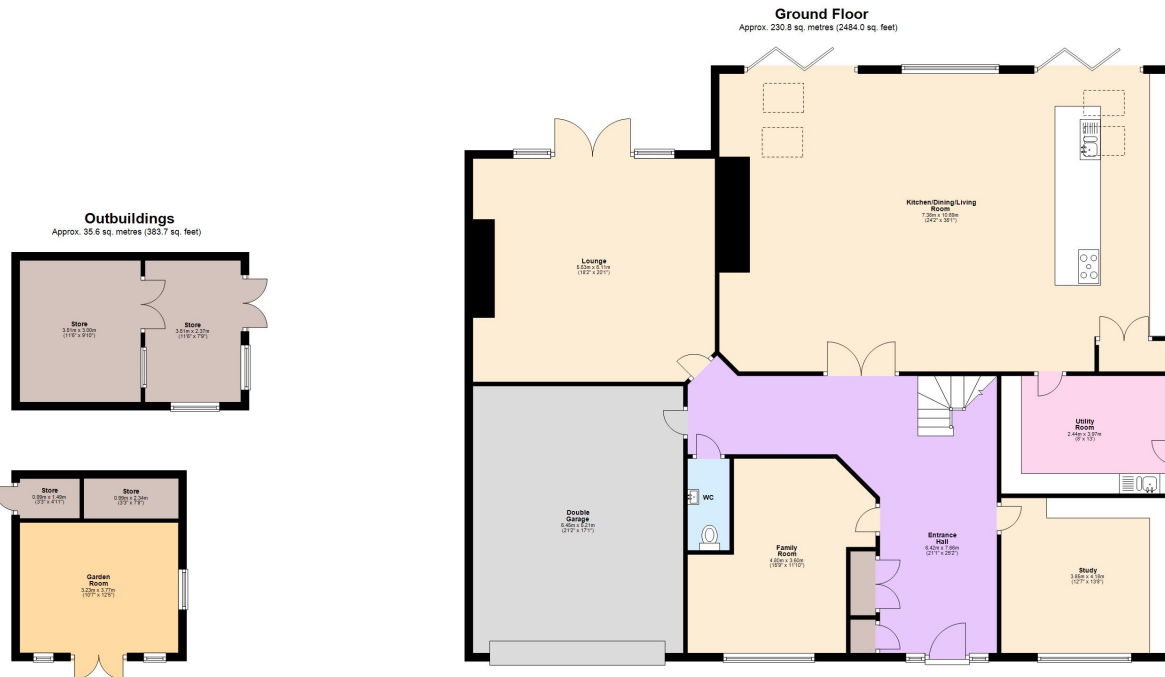
Communications are excellent by both road and rail. The A41 linking to the M25 is within 8 miles and the M1 6 miles away. Fast and frequent trains leave Hemel Hempstead reaching London Euston in approximately 31 minutes. Luton Airport is positioned only 10 miles away.

Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold
Council Tax Band: G
EPC Rating: C



Total area: approx. 370.4 sq. metres (3986.5 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

Berkhamsted
01442 865252

Eaton Bray
01525 220605

Borehamwood
020 8953 2112

Hertford
01992 501511

Boxmoor
01442 233345

Kings Langley
01923 936900

Bushey
020 8950 2551

Radlett
01923 537111



Castles