



Holywell Road, Studham, Dunstable, LU6 | Guide Price £1,375,000 Freehold

 5 Bedrooms  4 Bath/Shower Rooms  4 Reception Rooms  Double Garage  Large Garden with Swimming Pool  
 EPC Band D  Council Band: G – £3,793.36 - 2025/26  Central Bedfordshire Council

[ashtons.co.uk](http://ashtons.co.uk)

The   
**Collection**  
TOWN | COUNTRY | EQUESTRIAN

## Holywell Road, Studham, Dunstable, LU6

Spacious and beautifully presented five bedroom detached family home located in a sought-after road in Studham village.

- ➔ Impressive five-bedroom detached home
- ➔ Stunning bespoke fitted kitchen
- ➔ Refurbished by current owner to a high standard
- ➔ Bespoke fitted kitchen/diner
- ➔ Fabulous conservatory
- ➔ Double garage and large driveway
- ➔ Heated swimming pool and sun terrace

### Description

This exquisite family home has been refurbished to a high standard and sits on a generous private plot, measuring 0.45 of an acre. The house is approached via a sweeping paved driveway which provides ample parking and leads to a double garage with electric door. The beautifully presented living space includes a superb bay fronted living room which extends the width of the property and benefits from a multifuel wood burner and doors leading out to the rear garden. The well-equipped kitchen is a chef's dream and has been refitted with an excellent range of units with central-island, integrated appliances and a gas fired Aga and opens into a stunning conservatory. Adjacent to the kitchen, there is a utility room which is complemented by a boot room and shower room. A versatile family room is currently used as a home office and offers options for play, work or relaxation. A further cloakroom is situated in the double garage. There is potential to convert the garage to a studio (STPP).

Upstairs has been remodelled to create a fabulous principal suite with bay window overlooking the garden, walk-through dressing room and en-suite shower room. There are four further good size bedrooms. Bedroom two benefits from a stylish en-suite and a further luxurious bathroom serves the remaining bedrooms.

Outside the extensive gardens are a particular feature and extend to approximately 0.45 of an acre, mainly laid to lawn with mature shrubs and trees. A large, heated swimming pool adds a touch of luxury and a large sun terrace provides a wonderful outdoor space to dine and relax with friends and family.



## Location

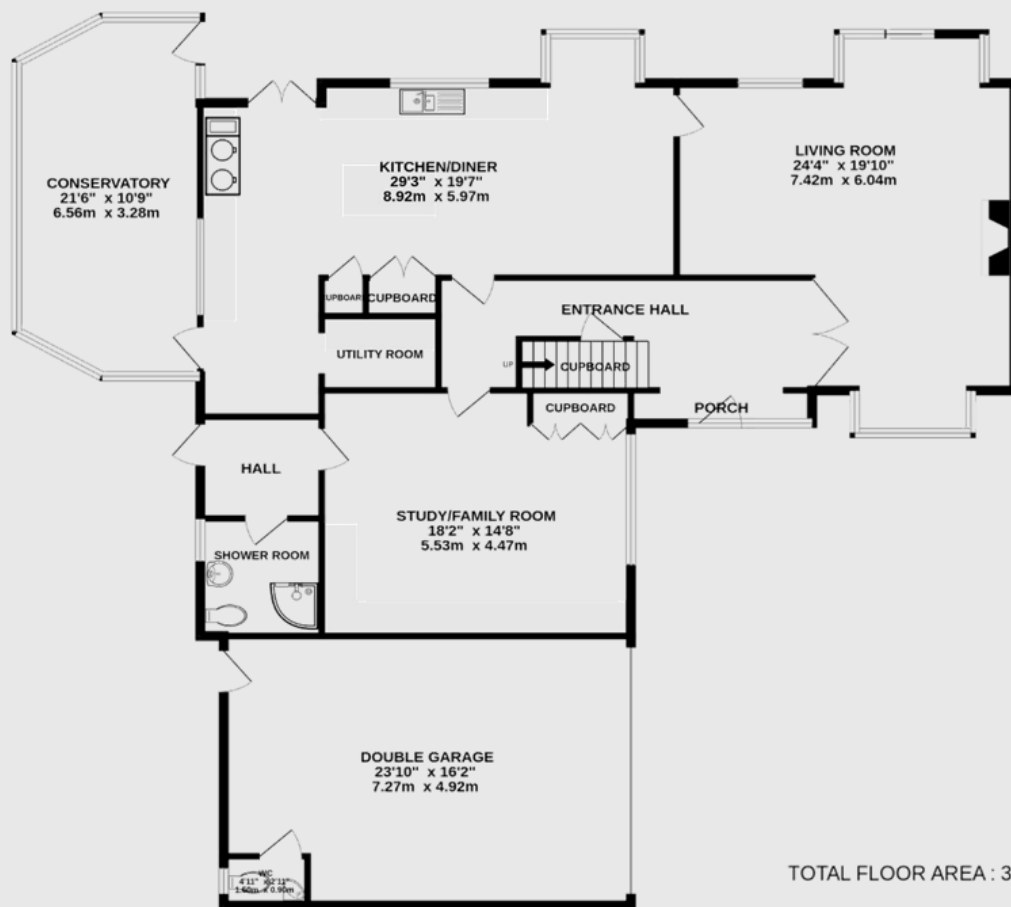
Located in the desirable Holywell area in Studham, a designated area of outstanding natural beauty. The village has an excellent primary school and is close to the renowned private Beechwood Park School. School bus services are also available from the village. Studham is well placed for excellent transport links, while remaining a rural location convenient for the towns of Harpenden and Berkhamsted, which have fast rail links into London and the City.



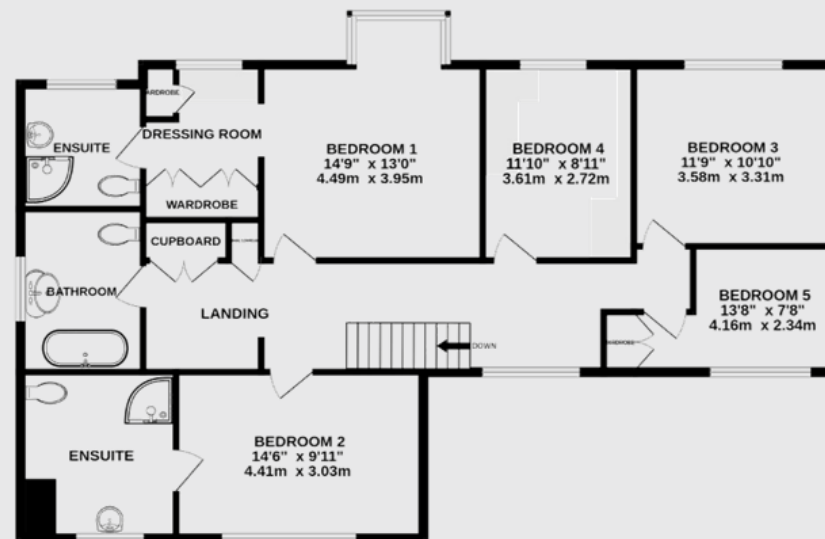




**GROUND FLOOR**  
1921 sq.ft. (178.5 sq.m.) approx.



**1ST FLOOR**  
1119 sq.ft. (104.0 sq.m.) approx.



TOTAL FLOOR AREA : 3143sq.ft. (292.0 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 2021 equated to £48.36 per referral.

Contact one of our property experts today:

📞 01582 793555 ✉ [thecollection@ashtons.co.uk](mailto:thecollection@ashtons.co.uk) 🌐 [ashtons.co.uk/the-collection](http://ashtons.co.uk/the-collection)

Berkhamsted | Harpenden | Hitchin | Redbourn | St Albans | Welwyn Garden City