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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...

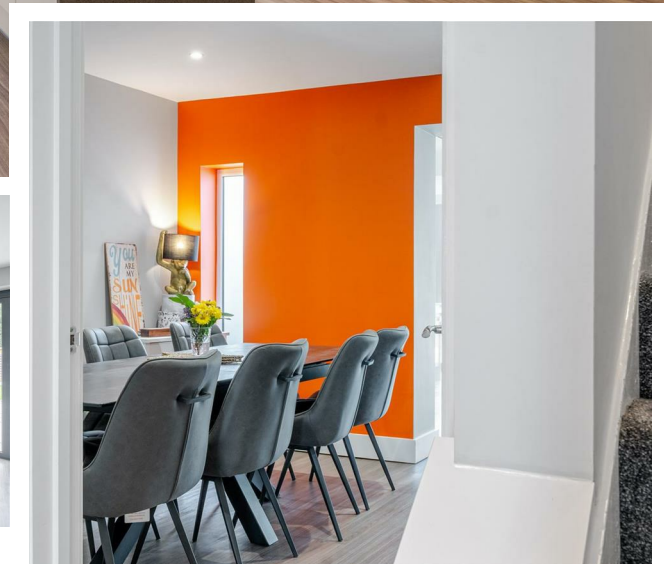


# Studham

GUIDE PRICE

£700,000

MORE THAN MEETS THE EYE! A simply stunning, mature family home which has been extended and refurbished to exacting standards by the current owners. The property is exceptionally flexible with 4 reception spaces including a wonderful open plan kitchen/dining/family room with separate utility 4 double bedrooms and three bathrooms. Early enquiries essential.



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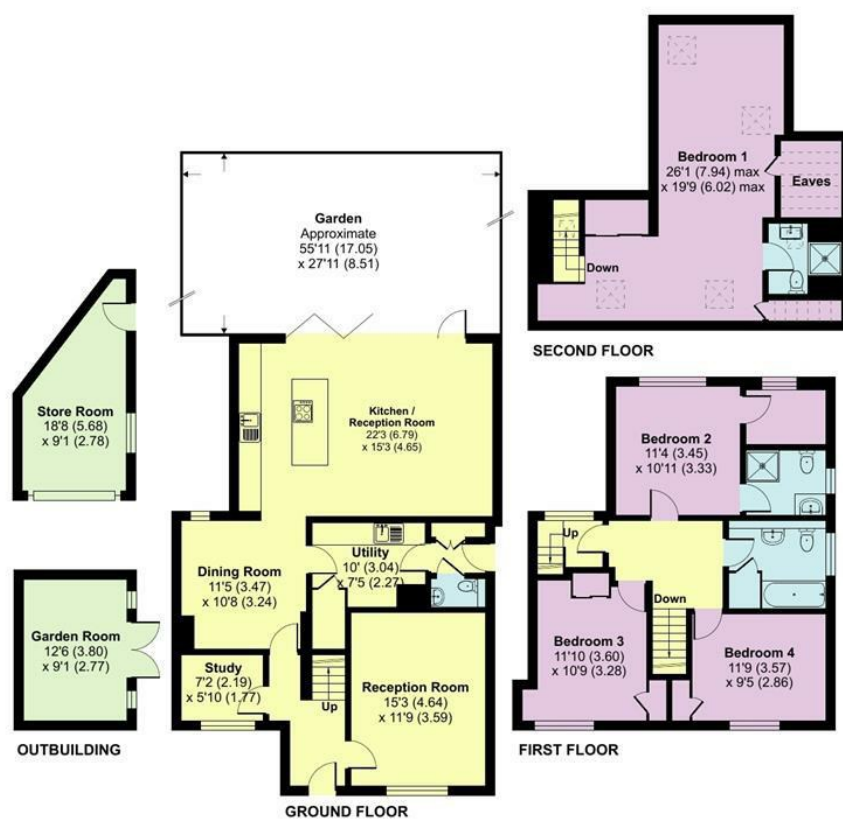


## Church Road, Studham, LU6

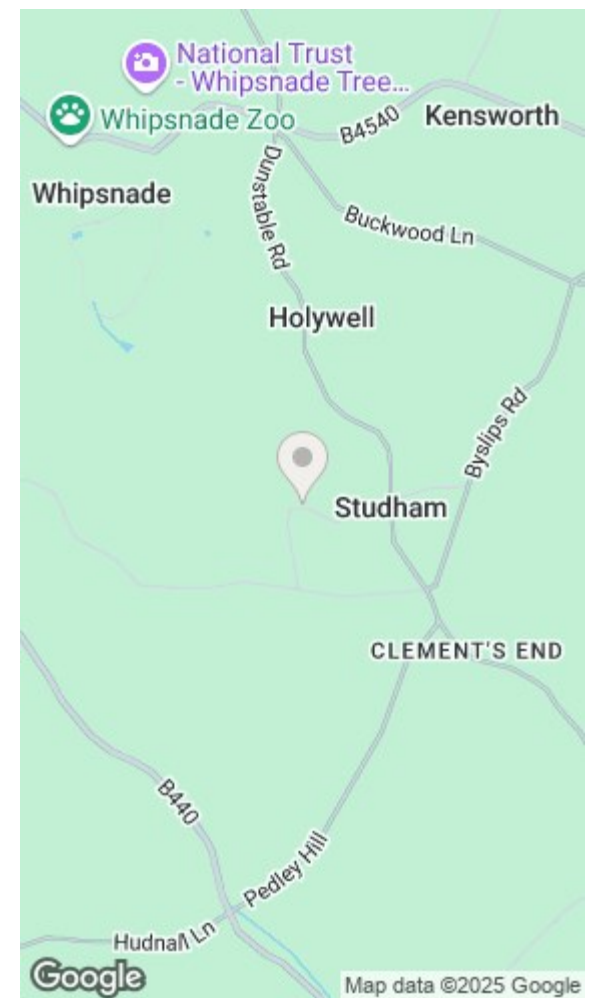
Approximate Area = 1992 sq ft / 185 sq m  
 Limited Use Area(s) = 60 sq ft / 5.5 sq m  
 Store Room = 129 sq ft / 11.9 sq m  
 Outbuilding = 113 sq ft / 10.4 sq m  
 Total = 2294 sq ft / 212.8 sq m

For identification only - Not to scale

Denotes restricted head height



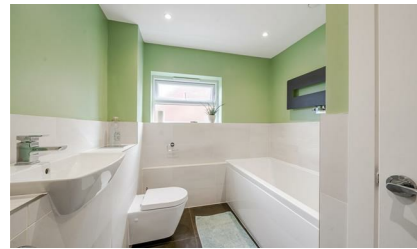
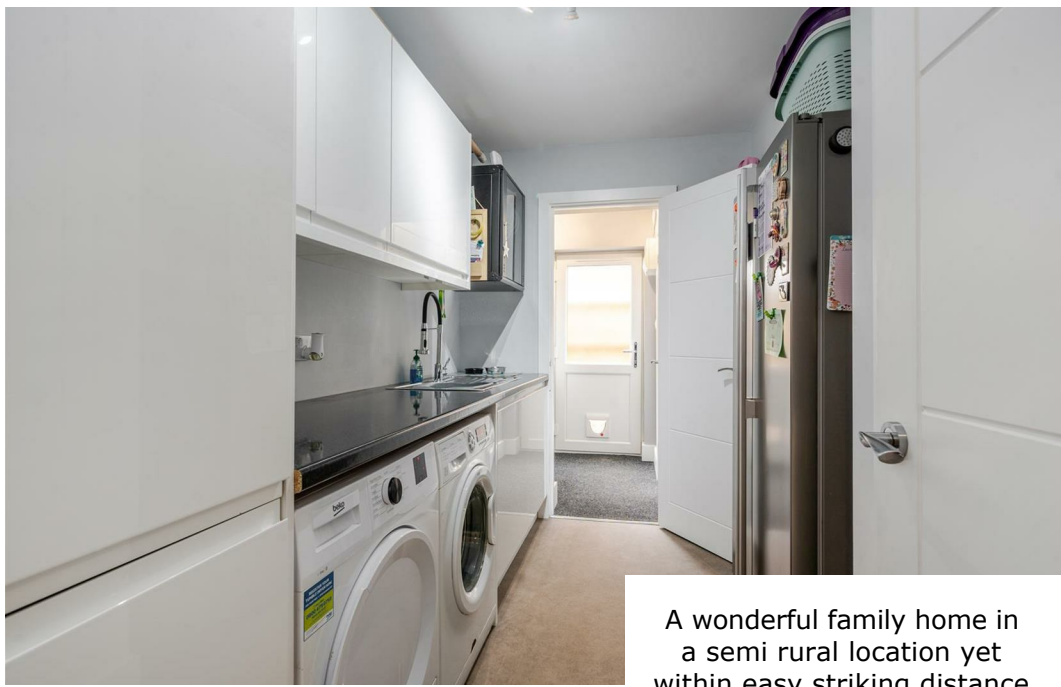
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nicherecom 2025. Produced for Sterling Homes. REF: 1279269



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
78	85	78	85

Energy Efficiency Rating: A (82 plus), B (81-81), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).  
 Environmental Impact (CO<sub>2</sub>) Rating: A (82 plus), B (81-81), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).





A wonderful family home in a semi rural location yet within easy striking distance of both Harpenden and Berkhamsted.



#### Ground Floor

Upon entering this stunning home, you're welcomed by a spacious entrance hall with direct access to the principal reception room, which overlooks the front of the property, and a dedicated study—perfect for working from home.

At the heart of the home, the elegant dining room flows seamlessly into a spectacular open-plan kitchen/breakfast/family room. This space is beautifully appointed with a comprehensive range of base and eye-level units, including a central island with a breakfast bar. Bi-folding doors open out onto the rear garden, creating a perfect setting for indoor-outdoor living.

A door from the kitchen leads to a generously sized utility room, with ample space and plumbing for both a washing machine and tumble dryer. From here, access continues to the rear lobby, which features a side door to the pedestrian access—ideal for returning from walks or gardening—along with a useful ground floor cloakroom.

#### First Floor

Stairs from the first floor rise to the second floor while the spacious landing space has doors opening to the first three double bedrooms. The family bathroom has been fitted with a high quality three piece suite while the second bedroom boasts both a walk in dressing area and an ensuite shower room.

#### Second Floor

Dominating the entire second floor is the impressive principal bedroom suite. This expansive L-shaped space offers ample room for both a comfortable sleeping area and a dedicated living zone. Thoughtfully designed, it features generous storage built into the eaves alongside a fitted wardrobe. Four Velux windows flood the suite with natural light, creating a bright and inviting atmosphere. Completing the space is a second ensuite shower room, adding both convenience and luxury.

#### Outside

To the front of the property, there is an extensive block-paved driveway offering ample parking for several vehicles, bordered to one side by attractive slate shingle. A pedestrian pathway runs along the side of the house, providing access to a garden cabin—complete with power and lighting—as well as an extensive storage cabin.

At the rear of the property, a generous block-paved patio spans the width of the house, flanked by two wide, raised borders. A central pathway divides the neatly maintained lawn and leads to the rear boundary, where you'll find a raised timber deck and a secondary flagstone patio—ideal for entertaining or relaxing in a more secluded spot.

#### The Location

The property is positioned within the charming semi-rural village of Studham, situated amidst the breath-taking South Bedfordshire countryside on the eastern fringes of The Chiltern Hills. Renowned as one of Britain's most desirable villages, Studham captivates with its idyllic surroundings and tranquil ambiance. Surrounded by stunning natural scenery, residents of Studham enjoy easy access to a wealth of attractions, including Whipsnade Zoo, the enchanting Whipsnade Tree Cathedral, and the majestic Dunstable Downs, all just a stone's throw away. For everyday conveniences and local shopping, the nearby market town of Tring offers a quaint selection of amenities, while the neighbouring towns of Berkhamsted and Harpenden provide a wider array of services and facilities including excellent schooling.

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#### Travel Links

Studham's prime location also ensures excellent connectivity, with the M1 Junction 9 a mere 6 miles away, offering swift access to London and beyond. For those opting for public transport, efficient train links to London are available for nearby Berkhamsted or Harpenden, boasting quick journeys from 30 minutes, making Studham an ideal choice for commuters and explorers alike, seeking both urban convenience and rural tranquility.

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents.

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.

Unfortunately we will not be able to progress negotiations on any proposed purchase until we have sight of all this information.

#### Anti Money Laundering Obligations

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 made and use a third party, Identity Verification System to do so. There is a nominal charge of £100 (per person) plus VAT for this service.



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