



Fir Tree Cottage
4 Woburn Road | Milton Keynes | Bedfordshire | MK17 8SZ

FIR TREE COTTAGE



Nestled behind a dense screen of mature trees stands this impressive pre Victorian property which was built circa 1830 for John, the 6th Duke of Bedford. The property has reflections towards a more “Jacobean” style of construction with its tall chimneys and patterned roof tiling. Defining the facade is a centrally located two storey gabled entrance porch with a string course at first floor level whilst the windows on the front elevation have distinctive octagonal leading set within stone mouldings.



KEY FEATURES

Our owners have great respect for the architectural and historical significance of the property and in recent years have undertaken an intricate and dedicated restoration of the tall chimneys and roof tiling to ensure that the original character of the property is maintained. Although surrounded by woods and countryside the Grade II listed Fir Tree Cottage stands impressively within almost 1 acre of garden and is located within easy walking distance of Woburn Sands shopping, restaurants and schooling. It is a gem of a property for a family seeking seclusion whilst at the same time retaining close proximity to all amenities.

Enter through the arched storm porch into a slate tiled hallway from where the staircase rises to the first floor. Access an elegant beamed sitting room with double aspect windows where an impressive fireplace houses a wood burning stove. Flooring is in engineered hardwood. Continue down the hallway where there is a cloakroom and a doorway giving access to a descending staircase which leads to an expansive and very useful cellar with good headroom. Also off the hallway is the kitchen/dining room, of very generous proportions and featuring a central island unit which has an integrated microwave and wine fridge. The kitchen provides a vast array of cabinets and drawer units at base and high levels with space allocated for an "American" fridge freezer and a range cooker. Recycling cupboards and a dishwasher are in situ. A built in cupboard reveals an original bread oven and houses the central heating boiler. Adjacent is the splendid orangery, a favoured room in the house, bathed in natural light with exposed brickwork to the walls and access to a kitchen courtyard. A large utility room is accessed from the orangery.





SELLER INSIGHT

“ Fire Tree Cottage has been our home for the past 14 years. What initially captivated us was the property itself—I stumbled upon it online after broadening my search. It lingered in my thoughts, even though it wasn't in the location we had originally envisioned. Yet, the moment we stepped inside, we knew it was meant to be ours. Midway through the viewing, my husband and I turned to one another and said, This is the house for us. The feeling when you walk through the door is indescribable—it's as though the house embraces you with a sense of warmth, safety, and comfort.”

“During our time here, we have lovingly maintained and enhanced the home, always mindful of its listed status. We've sympathetically re-roofed and modernised the kitchen and we have even re-moulded the chimneys.”

“It has been the perfect place to raise our family. My daughter's favourite room is her bathroom, a space she herself says she could spend all day in. As for me, my favourite spot shifts with the seasons—in winter, the front room with its open fire offers a cosy retreat, while in summer, the orangery becomes my sanctuary. I find such joy in watching the trees and greenery come to life in the spring and summer months. The wildlife that visits our garden is simply magical—deer, friendly squirrels that come right up to the glass.”

“The gardens are secluded and private, with no neighbours overlooking, offering a peaceful oasis. Woburn Sands High Street is just a short three-minute walk away, and we are surrounded by enchanting woods with plenty of scenic walks, perfect for dog owners. The gardens themselves wrap around the house, creating the perfect playground for our children when they were growing up. They've spent countless hours building camps and climbing trees in the forest. My son would often take the dogs out for an adventure, and although I wouldn't see them for hours, I always felt reassured knowing they were safe in this idyllic setting.”

“There is a wonderful sense of community here—a network of WhatsApp groups, volunteers, and Facebook groups ensure that no one feels alone. The monthly community market, along with Christmas fairs, summer parties in the park, and the beloved scarecrow trail, brings everyone together. A local favourite is Nonnas, a delightful Italian restaurant that hosts festive summer parties and offers a warm, inviting atmosphere.”

“Leaving this home will be bittersweet. We will miss so much about it—this house has been the perfect place to raise our children, a safe, warm, and loving environment. It has been good to us in ways words cannot fully express—there is an undeniable and extraordinary feeling within these walls.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









KEY FEATURES

On the first floor can be found the Master and guest bedrooms, both having en suite facilities, the master bedroom being augmented by a built in dressing area. There is also a family bathroom on this floor. On the second floor are two further double bedrooms.















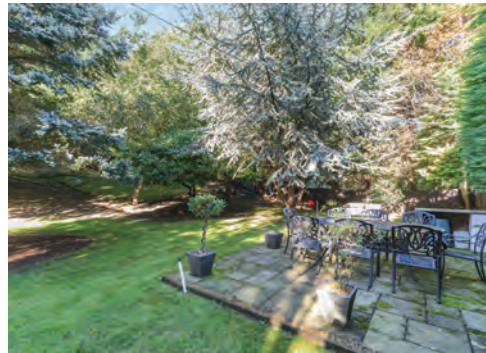


Externally a gated entrance opens to a gravel driveway and parking area which leads to a detached double garage. The frontage off the property also has a pedestrian gated entrance opening to well tended lawn areas bisected by a gravel footpath which leads to the main entrance door. The grounds of almost 1 acre are extremely secluded with patio areas and wooded grassland. There is a gated access to Woburn woods. Within the grounds is a useful brick built home office which could also offer usage as a gym or playroom.









INFORMATION

Located just a short stroll from Woburn sands village this home offers a perfect blend of countryside living and accessibility. Excellent schools exist including those in Woburn sands itself and the nearby Aspley Guise village school. Close proximity to Milton Keynes further enhances the appeal of this property with its shopping, leisure and renowned theatre. For the commuter Milton Keynes main line railway station is approximately a 20 minute drive and access to Junction 13 of the M1 motorway is some 5 minutes away. Luton airport can be reached within half an hour.

All in all, this is a very desirable property in a very desirable location.

Fir Tree Cottage, Woburn Road, Woburn Sands, Milton Keynes

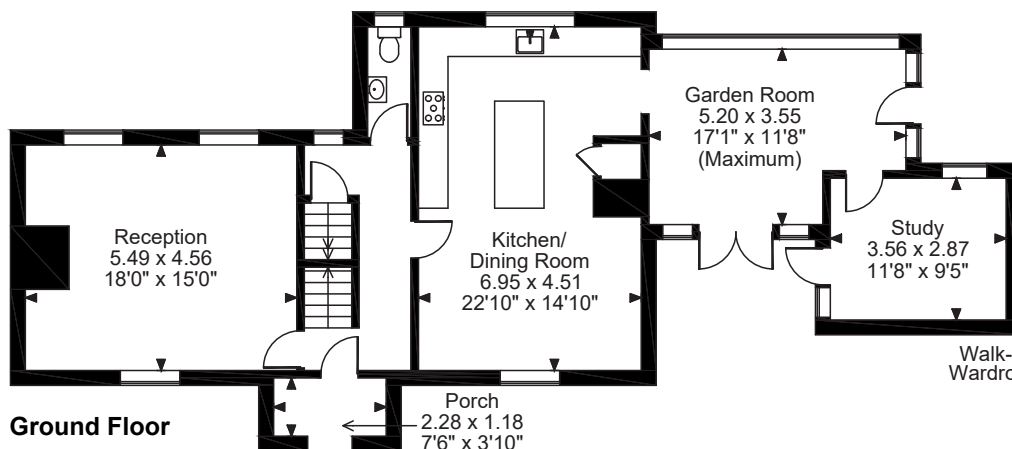
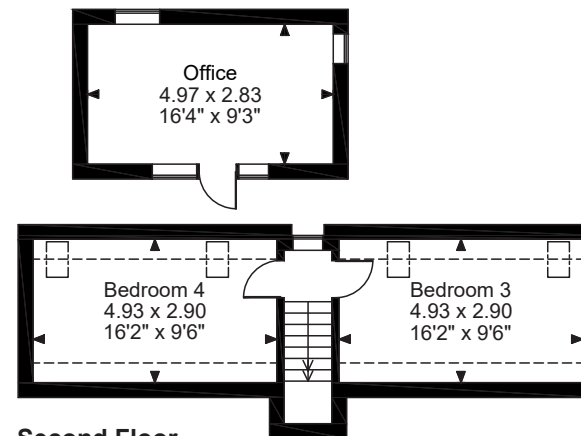
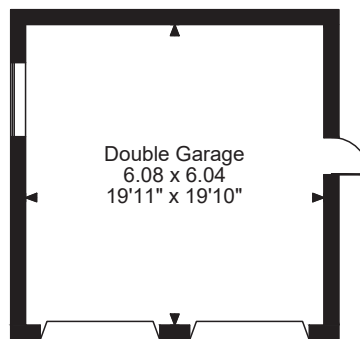
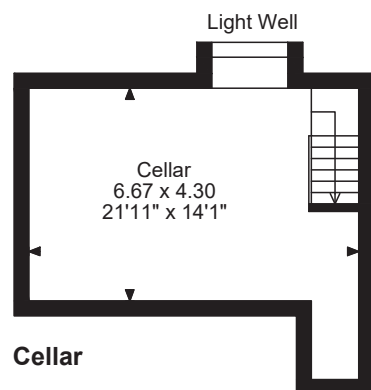
Approximate Gross Internal Area

Main House = 2380 Sq Ft/221 Sq M

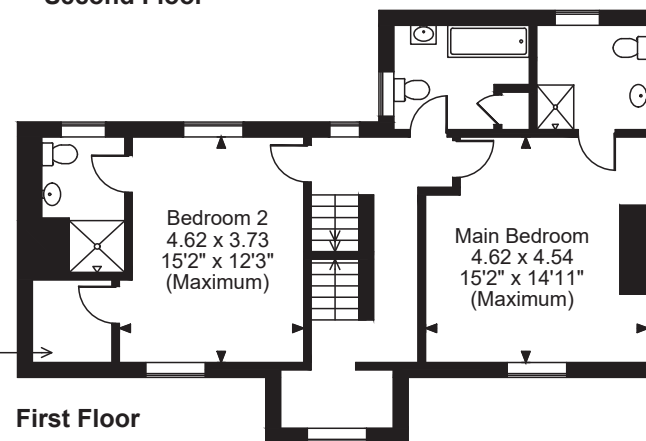
Garage = 395 Sq Ft/37 Sq M

Office = 151 Sq Ft/14 Sq M

Total = 2926 Sq Ft/272 Sq M



Walk-In
Wardrobe



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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