



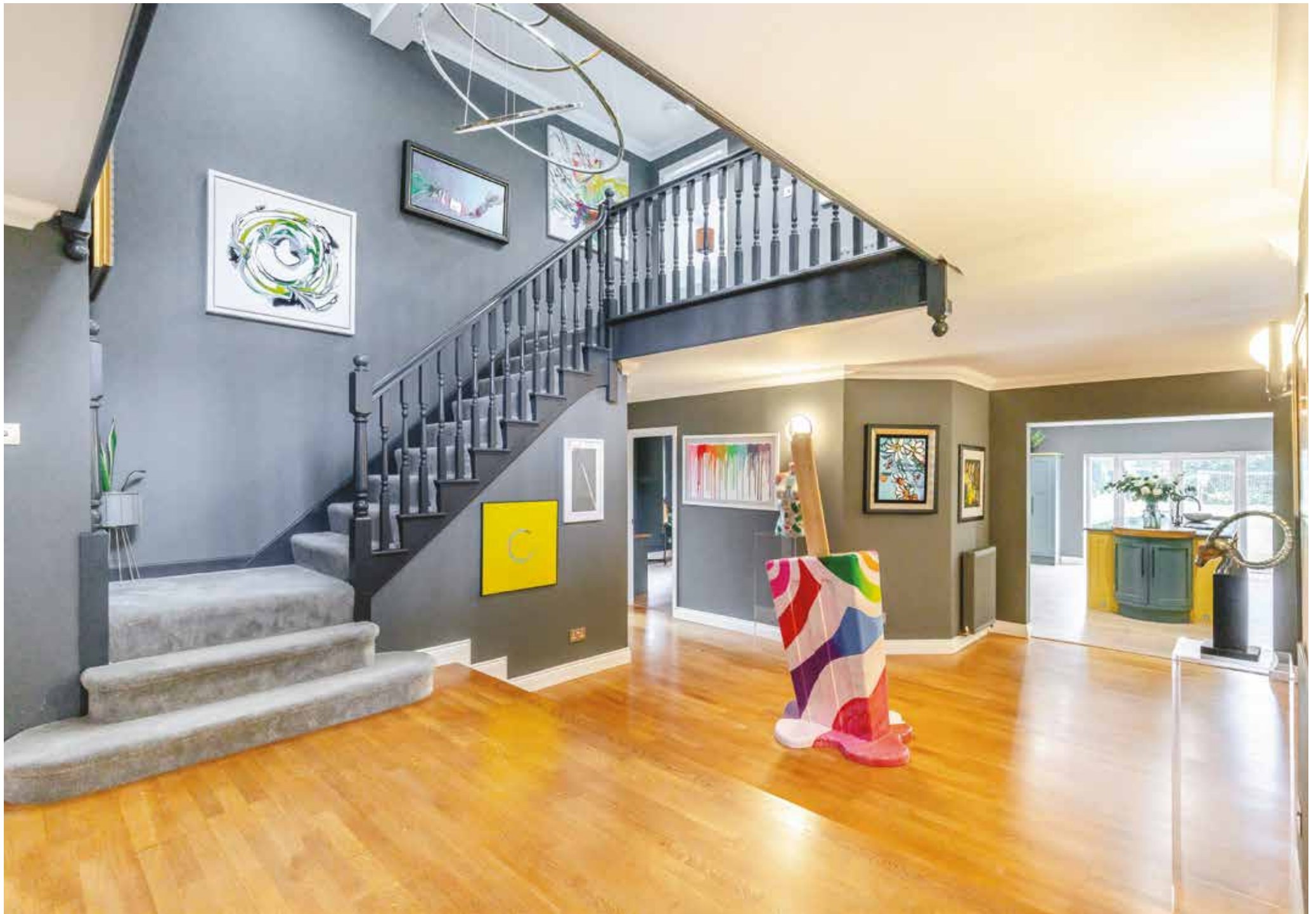
Greenacre  
Green Lane | Aspley Guise | Milton Keynes | Buckinghamshire | MK17 8EN

FINE & COUNTRY

# GREENACRE







# KEY FEATURES

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Occupying an enviable plot of approximately 0.45 acres in one of the most desirable villages near Milton Keynes, Greenacre is a substantial and beautifully appointed family home that offers an exceptional blend of contemporary luxury and traditional elegance, thoughtfully designed for both everyday living and grand-scale entertaining.

Boasting over 5000 square feet, the property is within walking distance of all village amenities and has been tastefully and sympathetically extended.

There is a large entrance hallway leading to four reception rooms, the stunning open plan kitchen/breakfast room and utility. There is also a study, games room and a gymnasium.

On the first floor there are five good-sized bedrooms and four bathrooms. The master suite has excellent proportions with a dressing room and en suite.

Outside the property benefits from ample off-road car parking and beautiful landscaped rear gardens which are enclosed. The heated outdoor swimming pool takes centre stage and the mature trees and bushes provide seclusion and privacy. There are several seating areas to follow the sun through the day and dining areas to enjoy the evenings.







# STEP INSIDE

Upon entering via the welcoming entrance porch, one is immediately struck by the grandeur of the reception hall, where the eye is drawn upwards to the magnificent galleried landing and striking central light fitting — a fitting introduction to the calibre of accommodation that lies beyond. Modern artwork provides a tantalising glimpse of the home's bespoke interior, which includes a delightfully whimsical 'secret' doorway, cleverly disguised as a fully laden bookcase, opening into a private games room — just one of several spaces dedicated to leisure and enjoyment.

From the reception hall, one finds a well-appointed cloakroom with WC, a practical utility room with side access, and a generous home office — ideal for remote working or study. Rather than an open-plan layout, the kitchen at Greenacre is flanked by two elegant entertaining rooms, perfectly suited for enjoying a pre-dinner aperitif or post-dinner drinks, offering a refined alternative to modern layouts while ensuring the chef remains very much a part of the evening's conversation.

The kitchen itself has been meticulously designed for culinary enthusiasts, featuring a prestigious Lacanche range cooker complete with four ovens, a six-burner gas hob, and hot plate. A walk-in pantry and a professional-grade, industrial-style walk-in corner fridge further underscore the kitchen's functionality. Additional appliances include a freezer, wine cooler, and integrated Miele microwave and coffee machine, all complemented by solid oak cabinetry that can be painted to suit your taste. French doors from both the kitchen and entertaining rooms lead directly to the patio, ensuring effortless summer dining and outdoor entertaining. A central island provides casual seating for two.

A corridor leads deeper into the home, giving access to a versatile reception room, ideal as a formal dining room, family room, or even a home business suite, with direct access to the rear garden. At the corridor's end lies a well-equipped home gym, a secondary staircase to the first floor, and the principal living room — a statement space with impressive proportions. A contemporary media wall, complete with flame-effect electric fire and recessed TV niche, offers a modern focal point, while generous dimensions allow for both large-scale lounging and dining. Two sets of bi-fold doors flood the space with light and open seamlessly to the garden, while an adjacent library adds both charm and functionality — perfect for housing your literary collection or children's toys alike.







# SELLER INSIGHT

“When we first found Greenacre, we were looking for a place that gave us the best of both worlds. My husband wanted space, nature, and quiet – and I wanted to stay connected to the city. Greenacre was the perfect match. Set in a peaceful, leafy area that feels like deep countryside – complete with deer in the back garden and woodland views – we are still only 15 minutes from boutique shops, fantastic restaurants, and quick connections to Milton Keynes and London. With Woburn Safari Park and Centre Parcs just around the corner, there is always something to do with the children.

“In our two years here, we have completely refreshed the home. The pool is now a showpiece – newly tiled, deep, and sparkling, with a new boiler and cover. Inside, we have added classic panelling, new doors in every room, plush carpets, and two generous home offices – perfect for flexible working.

“For entertaining, Greenacre truly shines. We transformed the garage into a vintage-style speakeasy bar with a full-size pool table, leading out into a stunning garden. We have hosted everything from family barbecues to a wedding here, with the marriage ceremony on the raised terrace and a marquee on the lawn. There are three separate al fresco seating areas, including a hidden ‘secret garden’ bar, a large dining space for al fresco meals, and a cosy firepit for evening chats. It is low-maintenance too – flowerbeds, a football goal for the kids, and of course, that pool. Moving on from Greenacre, we shall miss sunbathing by the pool, the open, easy flow of parties, the gorgeous dressing room – and above all, our amazing neighbours, who even feed our tortoise when we’re away!”\*

\* 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.







The rear garden is a triumph of space and privacy, mainly laid to lawn and perfect for family play, relaxation, or alfresco entertaining. The highlight is undoubtedly the heated outdoor swimming pool, serviced by its own gas boiler in the pool house — an ideal backdrop for unforgettable summer gatherings. As dusk falls, the home's extensive glazing ensures the rear façade glows with warmth and sophistication, particularly the gable end, which houses the opulent principal suite.

This luxurious suite was added as part of an extension and features a vaulted ceiling and ample proportions, creating a peaceful and indulgent retreat. A tiled floor leads through a dressing area to a sumptuous en-suite bathroom with underfloor heating, walk-in shower, and roll-top bath. A further dressing room is located directly opposite, offering extensive storage. The nearby secondary staircase allows for swift access to the gym — ideal for maintaining a morning fitness regime.

Two additional bedrooms each benefit from private dressing rooms and en-suite facilities, making them perfect for older children or visiting guests. Two further double bedrooms share a beautifully presented family bathroom with a corner bath. The galleried landing, overlooking the reception hall, features extensive shelving and display areas — perfect for showcasing cherished collectables or treasured family photographs.

In summary, Greenacre offers substantial and thoughtfully arranged accommodation, with extensive facilities and a layout that strikes the perfect balance between sociable family living and private retreat. Situated in a highly sought-after location, this is a rare opportunity to acquire a home of true distinction.

All in all, Greenacre is a home offering very extensive accommodation in a wholly desirable location which is ideal for a growing family in one of the most sought-after villages near Milton Keynes.

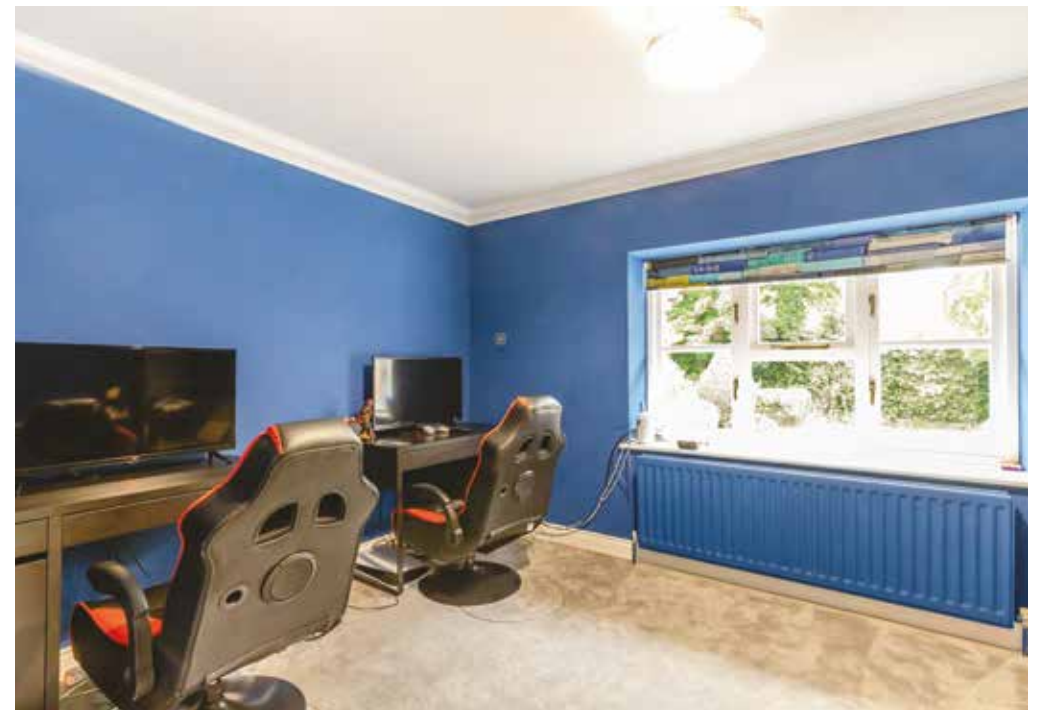






































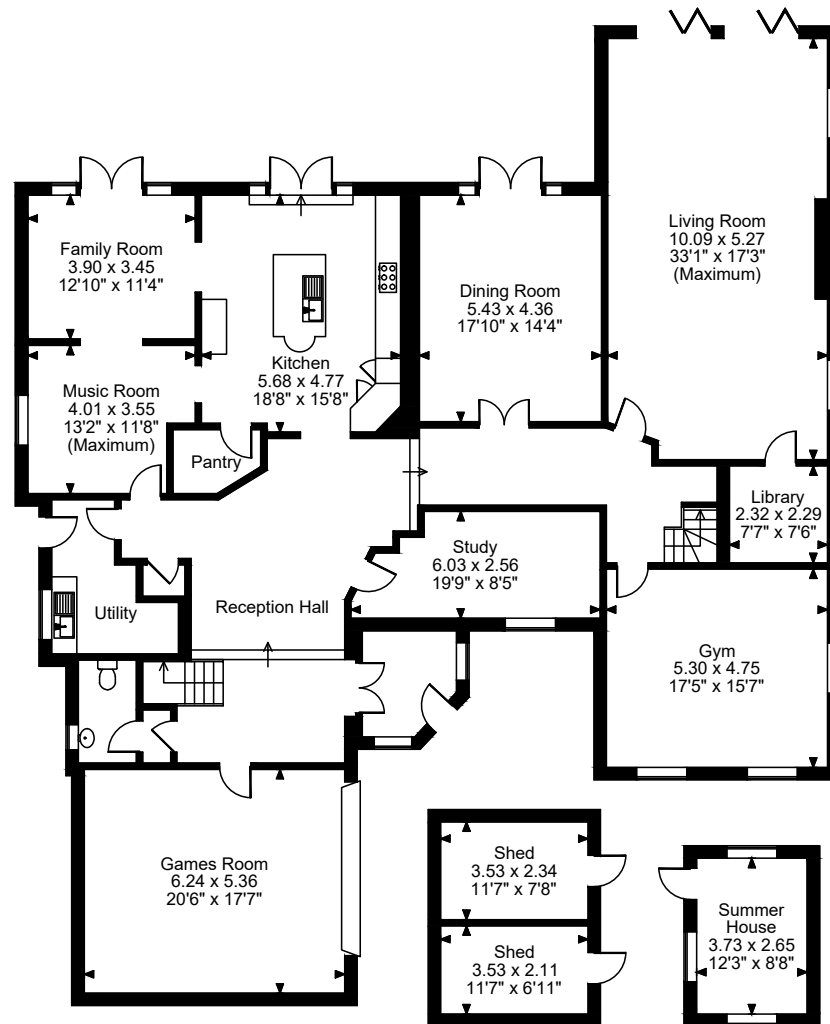
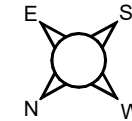
# Greenacre Green Lane, Aspley Guise, Milton Keynes

Approximate Gross Internal Area

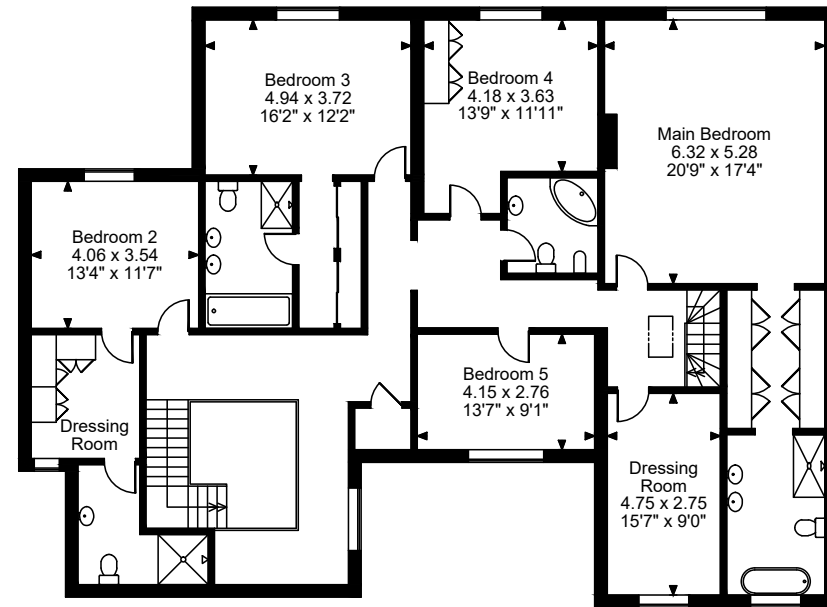
Main House = 5431 Sq Ft/505 Sq M

Summer House & Shed = 281 Sq Ft/26 Sq M

Total = 5712 Sq Ft/531 Sq M



Ground Floor



First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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Council Tax Band: G  
Tenure: Freehold









# FINE & COUNTRY

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