



'The Oaks', Newport Road, Woburn Sands

£895,000





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- **Exceptional & Uniquely Designed Family Home Built in 2010**
- **Four / Five Bedrooms**
- **Bespoke Features and Design Throughout**
- **Three Large Receptions Rooms**
- **Total Square Foot in Excess of 2,200**
- **Positioned along the Sought After Newport Road in Woburn Sands**
- **Three Bathrooms (Two En-Suites)**
- **Private Gated Driveway to Front**
- **23Ft Kitchen/Diner with Utility Area**
- **Integral Garage**

Occupying a prime position along the prestigious and highly coveted Newport Road, on the fringes of the charming and historic Buckinghamshire town of Woburn Sands, stands 'The Oaks', an exceptional and architecturally individual detached residence that truly defines luxury family living.

This remarkable home is a rare gem, offering a perfect blend of timeless elegance, bespoke design, and commanding presence, an opportunity rarely found in such a desirable location. Built in 2010 to exacting standards and set on a generous, private plot amongst similarly high-calibre residences, this presents a fantastic opportunity for discerning buyers seeking a blend of modern comfort, timeless design, and exceptional location.

Throughout the property, you'll find an array of exceptional character features that celebrate the traditional craftsmanship which include striking exposed reclaimed oak ceiling beams, feature brickwork walls, and handcrafted wooden flooring and internal doors, all contributing to the home's warm and authentic aesthetic.

To the exterior, ornate dogtooth brick detailing and a beautifully designed Mock Tudor style rear gable add architectural flair, offering a subtle yet stunning nod to classic English design. Every element has been thoughtfully considered, showcasing a level of detail and artistry rarely found in more modern homes.



Upon entering this beautifully appointed home, you're welcomed by a spacious entrance hall that immediately sets the tone for the high-quality finish and thoughtful layout found throughout. To the front of the property, a generously sized snug offers a versatile space ideal as a cosy second lounge, children's playroom, or a dedicated home office.

To the rear lies the showpiece of the home: a stunning 23ft open-plan kitchen/diner, expertly designed for both relaxed family living and stylish entertaining. This space features a bespoke kitchen complete with granite work surfaces, handcrafted natural timber cabinetry, and a striking raised glass ceiling that floods the room with natural light. French doors provide seamless access to the garden, enhancing the sense of indoor-outdoor living, while there's ample space for a large dining table perfect for hosting and family gatherings.

Double doors lead from the kitchen into a beautifully proportioned living room, featuring a charming brick fireplace with a cast iron log burner, creating a warm and inviting atmosphere. This room also benefits from another set of French doors opening directly to the garden.

Further practicality is provided by a separate utility room, offering additional storage and laundry facilities, a guest cloakroom/WC, and internal access to the integral garage. Thoughtfully designed with modern family life in mind, the ground floor offers a perfect balance of comfort, functionality, and style.

The first floor of this impressive home has been thoughtfully designed with families in mind, offering generous and versatile accommodation throughout. The principal bedroom provides a spacious retreat for parents, complete with two sets of double wardrobes and its own en-suite shower room for added privacy and convenience.





There are a further four well proportioned bedrooms, making this the ideal home for larger families or those needing flexible space to grow. The second bedroom is particularly spacious, perfect for older children or visiting relatives as has a further en-suite shower room, while the remaining rooms offer excellent options for younger family members, a nursery, or even a dedicated study or hobby room if desired.

A beautifully appointed four-piece family bathroom serves the additional bedrooms, complete with a four piece suite to include a separate shower and bathtub, making it ideal for busy morning routines as well as relaxing bath times for the little ones.

A handy airing cupboard off the landing provides useful extra storage for towels and bedding. With five bedrooms in total, three bathrooms (two en-suite), and a layout that easily adapts to the changing needs of family life, the upstairs of this home offers comfort, practicality, and plenty of room to grow.

Approached from the roadside via substantial, remotely operated electric gates, the home opens onto an expansive private driveway offering ample parking for multiple vehicles and an immediate sense of security and seclusion. The grounds are fully enclosed by a combination of sturdy brick walls and timber fencing, with two gated entrances granting convenient access to the rear garden.

At the rear of the property is a generous, low-maintenance garden designed with family life and entertaining in mind. The artificial lawn offers a soft, safe space for children to play freely, while timber fencing and tall hedging create a natural barrier for privacy and security.

A raised patio seating area directly off the house provides an inviting spot for outdoor dining and socialising with friends and family, complemented by a further patio at the garden's far end that soaks up the evening sun, perfect for relaxing after a busy day. Added extras like the summer house and child's climbing frame, both included, make the garden equally appealing for family events and lively gatherings with guests.

The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler. There is mains electricity connected.





Floor Plans



Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.