



40 San Remo Road, Aspley Guise, Milton Keynes, MK17 8JY

Four-bedroom detached property

Guide Price £850,000 – Freehold

Bourdeaux

Bourdeauxs are pleased to offer for sale this impressive spacious four-bedroom detached property which is situated on a private road, in the desirable village of Aspley Guise nestling close to the woodland of The Duke of Bedford's Woburn Estate.

The village has a small historic central square with several period properties surrounding the square yet is situated just over 1 mile from the M1 at junction 13. Aspley Guise boasts its own railway station which stands on the Bedford to Bletchley railway line which links to the east coast and west coast main lines.

Entrance Hall:

Double glazed panel windows to the front aspect, part glazed door to the side, radiator, doors to cloakroom, boiler cupboard and dining room.

Cloakroom:

Double glazed window to the front aspect, low level WC, wall mounted corner wash hand basin.

Dining Room: 14'2 x 12'10 maximum

Step-down, double-glazed window to the rear aspect, porcelain tiles with under floor heating, open arch to the kitchen/breakfast room, door leading to the living room.

Living Room: 20'0 x 8'2 maximum

This is a spacious room with large double-glazed windows and sliding patio doors with views of the beautiful rear garden, multi fuel wood stove with approved stainless steel solid fuel chimney liner and hanging cowl, tiled hearth set in the chimney breast, porcelain tiles with underfloor heating, two radiators and doors leading to the dining room and the inner hall.

Kitchen/Breakfast Room: 20'0 x 8'2 maximum

Triple aspect with double glazed window to the front and rear, double glazed patio doors to the side leading to the rear garden, range of wall and floor mounted units, drawers, roll top worksurface, twin sink and drainer unit, four ring induction hob with extractor fan over, built in oven and grill, space for a fridge/ freezer, plumbing and space for a washing machine and slim line dishwasher, porcelain



tiles with under floor heating, part tiled walls, two radiators, door to the garage and open arch to the dining room.

Inner Hall:

Double glazed patio door to the side and rear garden, stairs rising to the first floor, under stairs storage units and cupboard, doors to:

Bedroom Three: 17'6 maximum x 9'6 maximum

Dual aspect with double glazed windows to the front and side, dressing area and radiator.

Bedroom Four: 9'9 x 8'5

Double glazed to the front aspect, radiator.

Bathroom: 6'0 x 5'10 maximum

Double glazed window to the front aspect, panelled bath with electric shower over, low level WC, vanity wash hand basin with hidden cistern, part tiled walls and radiator.

Landing:

Loft access, doors to:

Bedroom One: 12'11 x 11'5 maximum

Double glazed window to the rear aspect, enjoying the views of the rear garden, range of built in wardrobes with hidden eaves storage, additional eaves storage cupboard, door to:

En-suite: 11'8 maximum x 5'10


Double glazed window to the side aspect, five-piece suite comprising of panelled bath with mixer tap shower attachment, corner shower unit with tiled walls, low level WC, bidet, vanity unit with wash hand basin and cupboards under.

Bedroom Two: L-Shaped 11'9 x 11'6 maximum

Double glazed window to the front aspect, door to eaves storage, sliding doors to shelved storage area, radiator.

Front Area:

There is block paved driveway with parking for several cars, including an additional grassed side area with double gates ideal for parking a caravan, mature shrubs, bushes and trees, laid to lawn area and gated access to the rear garden.



A standout feature of the home, this impressive family home, beautifully presented with a variety of mature trees, including fruit trees, conifers, mainly laid to lawn with a private garden area, and well stocked flower and shrub beds, spacious patio, with additional raised block paved area, gated access to the front aspect



Rear Garden:

A standout feature of the home, this impressive family home, beautifully presented with a variety of mature trees, including fruit trees, conifers, mainly laid to lawn with a private garden area, and well stocked flower and shrub beds, spacious patio, with additional raised block paved area, gated access to the front aspect. There is also vegetable plot, a shed and a greenhouse with power and light. To the rear of this impressive garden there is a gate leading to a public path with fine views across Bedfordshire countryside, including Woburn Park, ideal for dog walking,

About The Area:

The traditional town of Woburn Sands lies about 1 mile to the west and offers a comprehensive range of amenities including shops, restaurants and public houses. The stunning and historic Georgian town of Woburn is about 2 miles distant, whilst the city of Milton Keynes, with its vast range of shopping, leisure and commercial facilities, is approximately 8.5 miles away. There are a number of scenic footpaths and bridlepaths in the locality while the prestigious Woburn Golf and Country Club with its three championship courses is less than 4 miles away. There are a few schools nearby and Aspley Guise has its own lower school and Middle school, Fulbrook School, at Woburn Sands. Preparatory schools include; Parkfield Middle School in Toddington, Eversholt Lower, Maidwell and Swanbourne House, along with private schools such as Stowe, Uppingham and The Harpur Trust Schools, Bedford which has buses running from the village. In addition, grammar schools are available in Buckingham and Aylesbury. The M1 motorway is conveniently located providing excellent road connections to London and access to the national motorway network. Milton Keynes station provides fast and frequent services to London Euston while Harlington provides a Capital Connect service to London St Pancras and onto the City within 40 minutes.

EPC Rating 'D'

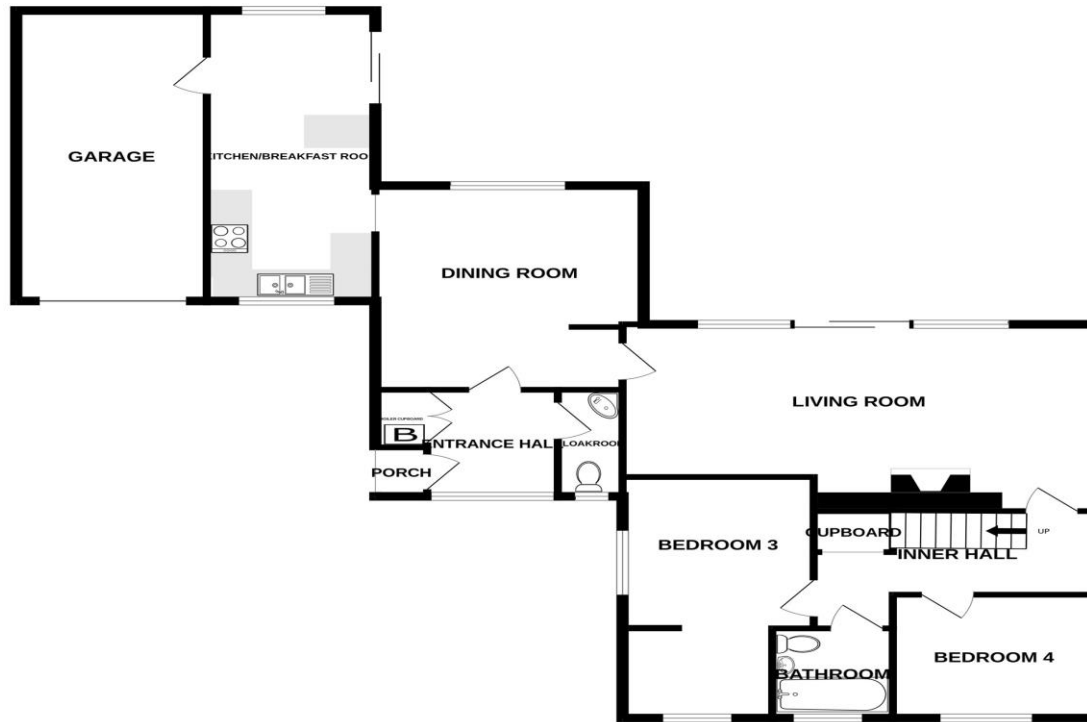
Council Tax Band 'F'

Notice Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, photographs and floor plan provided for guidance only.

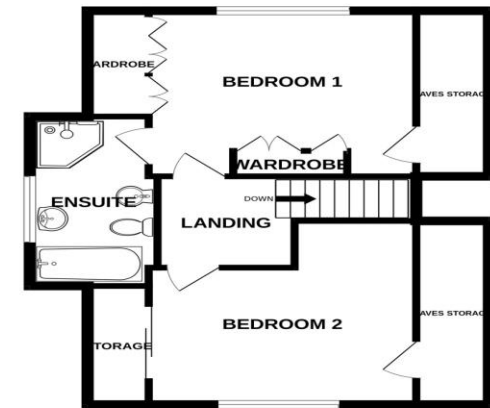


To the rear of this impressive garden there is a gate leading to a public path with fine views across Bedfordshire countryside, including Woburn Park, ideal for dog walking

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	80 C
39-54	E		
21-38	F		
1-20	G		

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