



Station Road, Woburn Sands, MK17 8SH

Price £775,000 Freehold



This Victorian semi detached house is definitely a WOW! It is presented to a high standard throughout and offers quality fixtures and fittings and generous accommodation.

Conveniently located within the picturesque village of Woburn Sands, this stunning Victorian semi-detached house effortlessly combines timeless elegance with modern convenience. Boasting a rich history and meticulous craftsmanship, this property offers a captivating blend of period charm and contemporary comforts.



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Outside, the enchanting garden beckons you to enjoy al fresco dining or bask in the sunshine amidst a low maintenance rear garden with 2 garden rooms offering versatile functions. A driveway provides convenient off-road parking.

Combining classic Victorian elegance with contemporary living, this extended semi-detached house offers a truly exceptional opportunity to own a piece of history in one of Woburn Sands' most coveted locations.



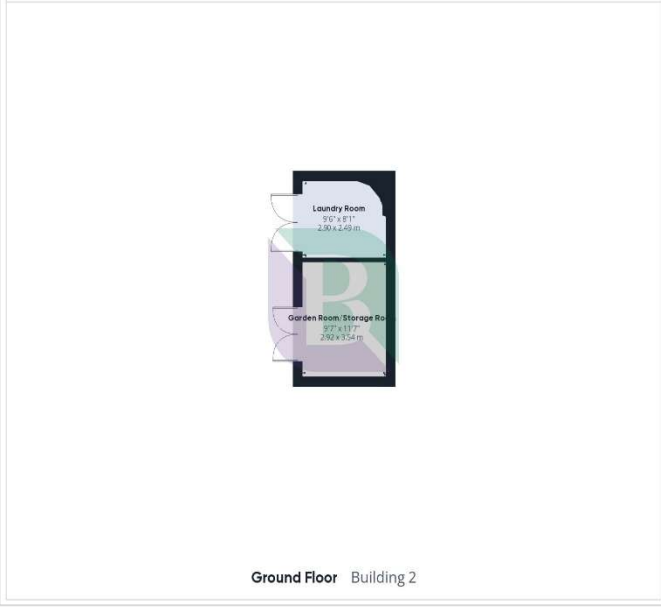
As you approach, the distinctive Victorian facade immediately captures attention, with its intricate brickwork, ornate detailing, and bay windows exuding character and charm. Step through the inviting entrance, and you are greeted by a warm and welcoming spacious hallway, where original features such as high ceilings and decorative cornices, seamlessly merge with tasteful quality updates for modern living.

The ground floor comprises a spacious living room bathed in natural light, perfect for relaxing or entertaining guests. The adjacent formal dining room is currently used as an exciting games room, while at the rear and opening out to the garden the open-plan kitchen offers a delightful space for culinary creativity and entertaining featuring sleek countertops, premium appliances, and ample storage.

Upstairs, the property continues to impress with 3 well-appointed bedrooms and an additional office or bedroom 4, all offering a peaceful retreat adorned with period features and contemporary finishes. The master bedroom boasts a sense of luxury with its large bay window and en-suite bathroom, providing a tranquil sanctuary to unwind after a long day.



Approximate total area⁽¹⁾
 1701.19 ft²
 158.05 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 and photographs provided for guidance only.



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