



# BEASLEY & PARTNERS

Copplestones, Church Road, Woburn Sands, MK17 8TG

Price: Offers Over £850,000 Freehold



Prestigious Location









- No Above Chain
- 22' Lounge
- Dining Room
- Third Reception Room
- Laundry/Utility Room
- Cloakroom
- Kitchen/Breakfast
- Reception Hall
- In Need of Some Updating
- Prestigious Location
- First Floor Landing
- Large Master Bedroom with En-suite Bathroom to Include Bath and Shower Cubicle
- Three Further Double Bedrooms and A Large Single
- Main Bathroom
- Garage With Power & Light
- Private Enclosed Rear Garden
- Driveway Providing Off Road Parking for Several Vehicles
- Front Garden



Situated in a prime location in Aspley Heath, this substantial detached house offers an expansive living space. The property features three reception rooms and five good size bedrooms, providing ample room for a growing family, in addition to private, mature gardens. It is available for sale with no upward chain.

Upon entering the property, you are welcomed into the main reception hall, which features a staircase leading to the first floor and doors to the kitchen/breakfast room and dining room. An opening leads to an inner hallway with access to the laundry/utility room, cloakroom, and lounge. The kitchen/breakfast room is equipped with a range of units and integrated oven, microwave, and hob. A spacious lounge is located at the rear of the property, featuring a fireplace with gas fire inset, double doors to the rear garden, and access to a third reception room. The first-floor landing provides access to the main bathroom and all bedrooms, which include four double bedrooms and one large single bedroom. The master bedroom boasts an en-suite bathroom fitted with a four-piece suite.

The front of the property has a driveway offering off-road parking for several vehicles, as well as access to the garage which has power and light connected and a personal door to the rear garden, a lawned area, and mature shrubs and trees. The rear garden provides a private, mainly lawned space with a patio area and mature shrubs.









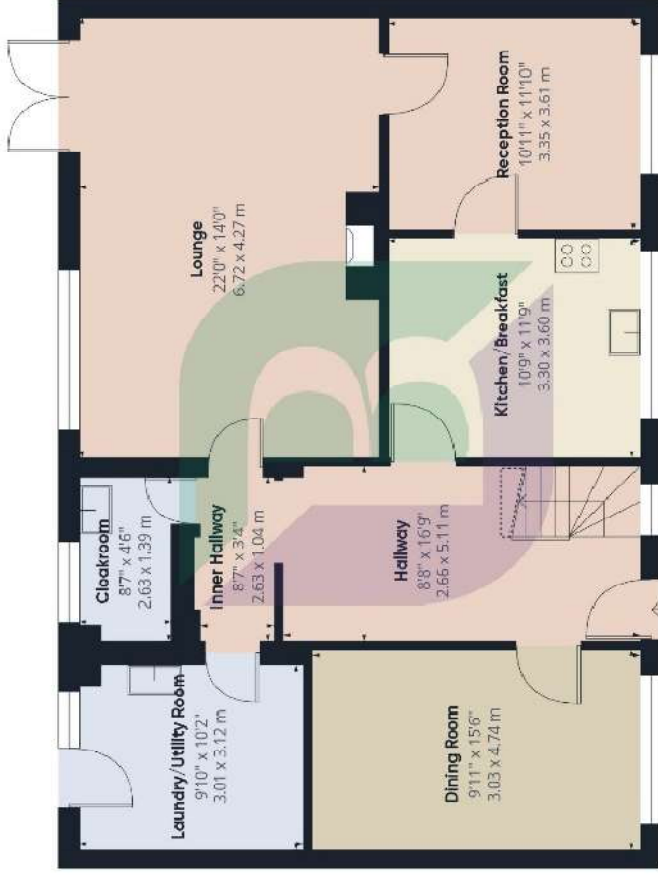




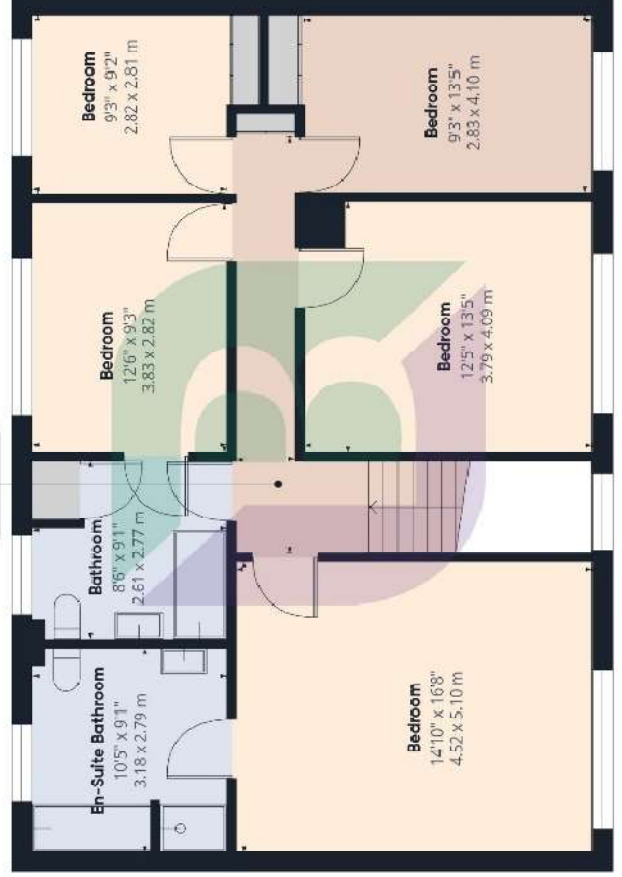








**Ground Floor**



**Floor 1**

**Approximate total area<sup>(1)</sup>**

2052.09 ft<sup>2</sup>  
190.65 m<sup>2</sup>

**Reduced headroom**

11.82 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

⚠️ Reduced headroom  
(below 1.5m/4.92ft)

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





Conveniently located near local amenities, this detached house is ideal for those seeking a tranquil yet accessible location. Woburn Sands offers a variety of restaurants, cafes, shops, and boutiques, all within easy reach. Nature enthusiasts will enjoy the scenic countryside walks available in the area. The nearby Woburn Safari Park is perfect for a fun day out, while the historic market town of Woburn features picturesque Georgian townhouses and the beautiful Woburn Abbey.

For those requiring excellent transportation links, Aspley Heath is ideally situated just minutes from the M1, providing good access to both London and the Midlands. The town is also serviced by regular bus routes and nearby train stations, facilitating easy travel to further destinations.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**BEASLEY**  
& PARTNERS

6 High Street  
Woburn Sands  
Buckinghamshire  
MK17 8RL

T: 01908 282 820

E: [justask@beasley-partners.co.uk](mailto:justask@beasley-partners.co.uk)

### 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.

