



Chapel Street, Woburn Sands, MK17 8PG

Price £385,000 Freehold



This semi detached Victorian cottage is a true gem, impeccably maintained throughout. It boasts a stunning, long rear garden, complete with a purpose built garden room currently designed as two treatment rooms, and a versatile cellar.



Chapel Street

Woburn Sands, MK17 8PG



Woburn Sands is a community rich in amenities, perfectly catering to the everyday needs of its residents. The High Street is lined with a variety of shops, boutiques, cafes, pubs, restaurants, a post office, pharmacy, medical centre, library, and churches. Additionally, the area boasts a bowls club, tennis club, and nearby garden centres. The local railway station provides convenient connections to Bedford and Bletchley. For even more options, Milton Keynes is just a 10-15 minute drive away, offering an extensive array of facilities including a renowned shopping centre, theatre, cinemas, and various leisure activities. Milton Keynes Central Station offers a fast service to London Euston in under 45 minutes. Regular bus services from the High Street and excellent road access to the A5, M1, and A421 Bedford Bypass make commuting easy. Additionally, the historic Woburn Abbey, safari park, and world-renowned Woburn Golf Course are just a short drive away.



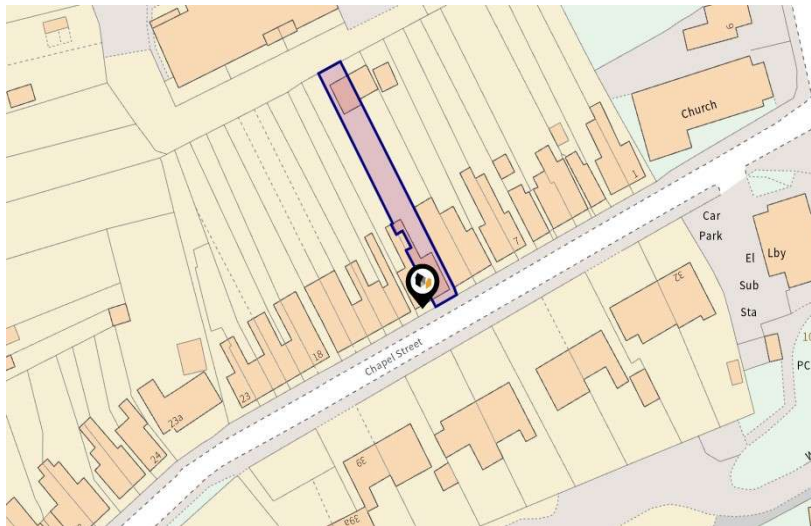
As you enter, you're immediately enveloped in the charm of a Victorian cottage. The lounge features a front bay window and an open fireplace, seamlessly flowing into the dining area, which also has a distinctive fireplace, stripped wood floorboards, and access to the stairs leading to the first floor and stairs down to the cellar. The cellar offers a fantastic opportunity to create a cozy den or family space. Adjacent to the dining area, the kitchen/breakfast room is bright and inviting, thanks to a skylight, a window, and a door to the rear garden, which flood the space with natural light. The kitchen is well appointed with a range of wall and floor mounted units and includes a built-in oven and hob with an extractor. Upstairs, the first-floor landing provides access to the master bedroom, featuring built-in wardrobes with sliding mirrored doors to one wall. There is also a generously sized second bedroom and a delightful bathroom equipped with a bath, separate shower, and his-and-hers sinks.

Outside
The front garden is charmingly enclosed by a dwarf wall and picket fencing, with gated access. A side walkway leads to gated access to the rear garden, which also serves as a right of way for the neighbour to access their garden. The rear garden is a true highlight, featuring a patio area, steps leading down to a vast lawn bordered to one side by planted beds, and a path extending to the garden room.

Garden Room/Treatment Studio
Fantastic addition and of quality construction. Currently used as a beauty treatment studio but lending itself to a variety of uses. Insulated, with power, heating and drainage. A great home working space or pleasant garden rooms.

				
Floor -1 Building 1		Ground Floor Building 1		
				<p>Approximate total area⁽¹⁾</p> <p>1233.05 ft²</p> <p>114.55 m²</p> <p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE360</p>
Floor 1 Building 1		Ground Floor Building 2		





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(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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