



Aspley Hill, Woburn Sands, Bedfordshire, MK17 8NJ

Price £350,000 Freehold



A beautifully presented two bedroom terraced cottage with a landscaped rear garden.

There are two reception rooms, the lounge with a fireplace with wood burner inset ideal for those cosy winter nights in.

Located just a short walk from Woburn Sands High Street.

This charming cottage offers a blend of traditional character and modern convenience, making it an ideal home in the heart of Woburn Sands.



# Aspley Hill

Woburn Sands, MK17 8NJ



Situated in Woburn Sands, the property enjoys beautiful countryside on your doorstep. Nearby, you will find schools for all ages and Woburn Sands train station with connections to Bletchley and Bedford. The central hub of Woburn Sands offers a variety of shops, boutiques, pubs, and excellent eateries. The town is set against the stunning backdrop of Aspley Woods. Neighbouring villages include Aspley Guise and Woburn. Convenient road links to the M1 and A421 Bedford Bypass make Central Milton Keynes approximately a 15-minute drive away.



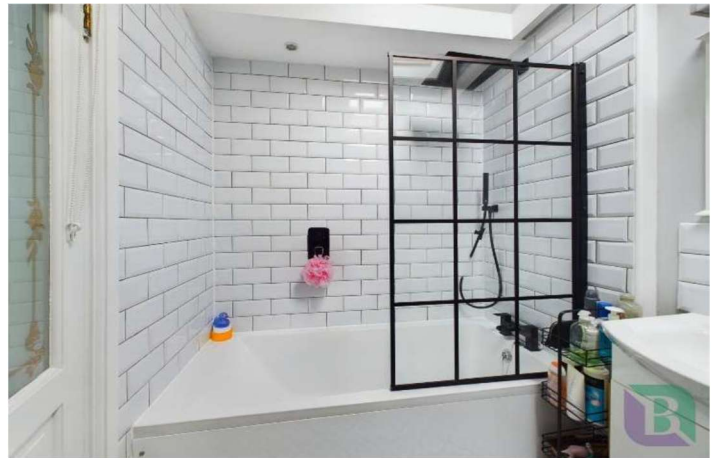
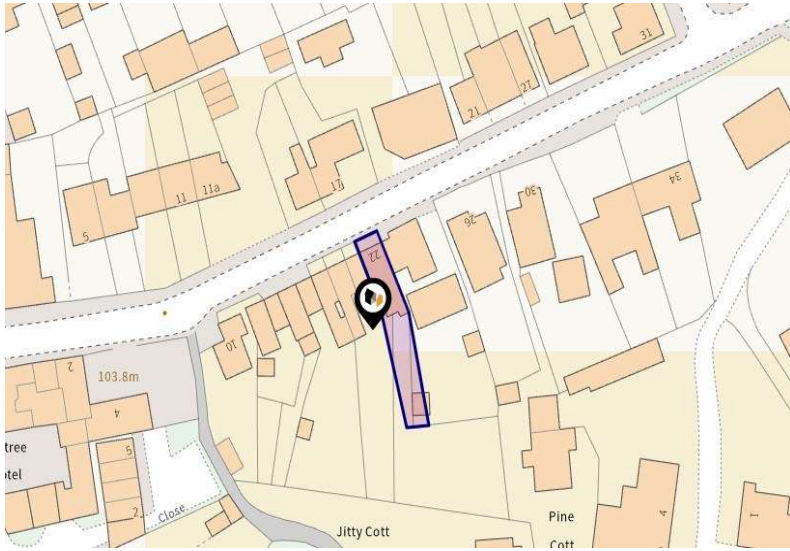
Upon entering through the porch, you are greeted by a welcoming lounge, complete with a brick fireplace and wood burner, perfect for cosy winter nights. The lounge also includes a front facing window, under stairs storage cupboard, and fitted shelving and cupboards flanking the chimney breast.

The dining room, accessible from the lounge, leads to both the kitchen and the staircase to the first floor. The kitchen is a bright and inviting space, illuminated by two windows and a door to the rear garden. It boasts a range of modern units, complimentary work surfaces and splash backs, a built-in oven and hob with a chimney style extractor, and space for additional white goods.

Upstairs, the first-floor landing provides access to two bedrooms and the bathroom. The double bedroom at the front features built-in furniture, while the rear bedroom is a generously sized single with built-in storage cupboards. The bathroom is equipped with a white suite, including a bath with an overhead rain shower, complimentary metro tiles, and a skylight window set in a vaulted ceiling.

The rear garden is a tranquil oasis with a Mediterranean inspired patio area enclosed by whitewashed walls. Steps lead up to a lush lawn bordered by well stocked borders, and there is an additional garden area with mature plants and another seating area, perfect for relaxing outdoors.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



6 High Street  
Woburn Sands  
Buckinghamshire  
MK17 8RL

