



BEASLEY & PARTNERS

Fernwood, Church Road, Aspley Wood, MK17 8TJ

Price: Offers In Excess Of £1,750,000 Freehold







A luxurious six-bedroom detached residence in tranquil setting, near Woburn Sands. Nestled behind electric gates, this exceptional detached home offers expansive living spaces over three floors and modern amenities, all set in a peaceful rural location with easy access to Woburn Sands' conveniences.

As you enter through the electric gates, a block paved driveway welcomes you, offering ample parking space for numerous vehicles. The driveway leads to a double garage featuring an electric door and tiled flooring. The rear of the property is a serene, private garden that backs onto lush woodland, it includes a spacious lawn, mature trees and shrubs, a paved patio ideal for outdoor entertaining, and a timber garden shed.

The home opens into a grand reception hall, accessed via a partially glazed front door. The centre piece of this space is an elegant oak and glass staircase ascending to a galleried landing on the first floor. Additionally, there is a convenient built in storage cupboard and a stylish cloakroom with tiled flooring.

Each of the three reception rooms is finished with exquisite herringbone wood block flooring. The study benefits from natural light through a side window, while the dining room, with its charming bay window, overlooks the driveway. The spacious living room is adorned with a modern fireplace and features double doors leading directly to the rear terrace, blending indoor comfort with outdoor relaxation.

A stand out feature of the home is the expansive, open plan L-shaped kitchen, breakfast, and family room. The family area is designed with entertainment in mind, with ample space for seating. The kitchen is fitted with sleek high gloss Porcelanosa cabinetry, complemented by pristine Corian countertops. A central island provides additional storage, an integrated sink, and a breakfast bar for two. The kitchen is equipped with high end integrated appliances, including two electric ovens, a steam oven, a microwave/combi oven, a five-ring induction hob, a drinks chiller, and full height fridge and freezer. Two sets of bifold doors open onto the garden, making this the perfect space for modern family life and entertaining.

Adjacent to the kitchen, the utility room continues the sleek design with Porcelanosa units and Corian countertops. It features an inset sink and a built-in washing machine, as well as a side door offering convenient access to the outdoors.



The primary bedroom overlooks the rear garden and includes a well-appointed dressing room with hanging rails, drawers, and dressing table. The en-suite bathroom, fully tiled for a contemporary finish, offers a bath, a separate shower cubicle, twin wash basins, and a wc.

The first-floor houses three additional double bedrooms, each with its own en-suite shower room. On the second floor, a further double bedroom features a walk-in wardrobe and en-suite four-piece bathroom. An adjacent storage room provides additional functionality. A spacious room, measuring over 32 ft. by 16 ft, also resides on this floor, with stunning views over the rear garden and surrounding woodlands. This versatile space can serve as a sixth bedroom or be transformed into a games or media room. It also features a convenient cloakroom.

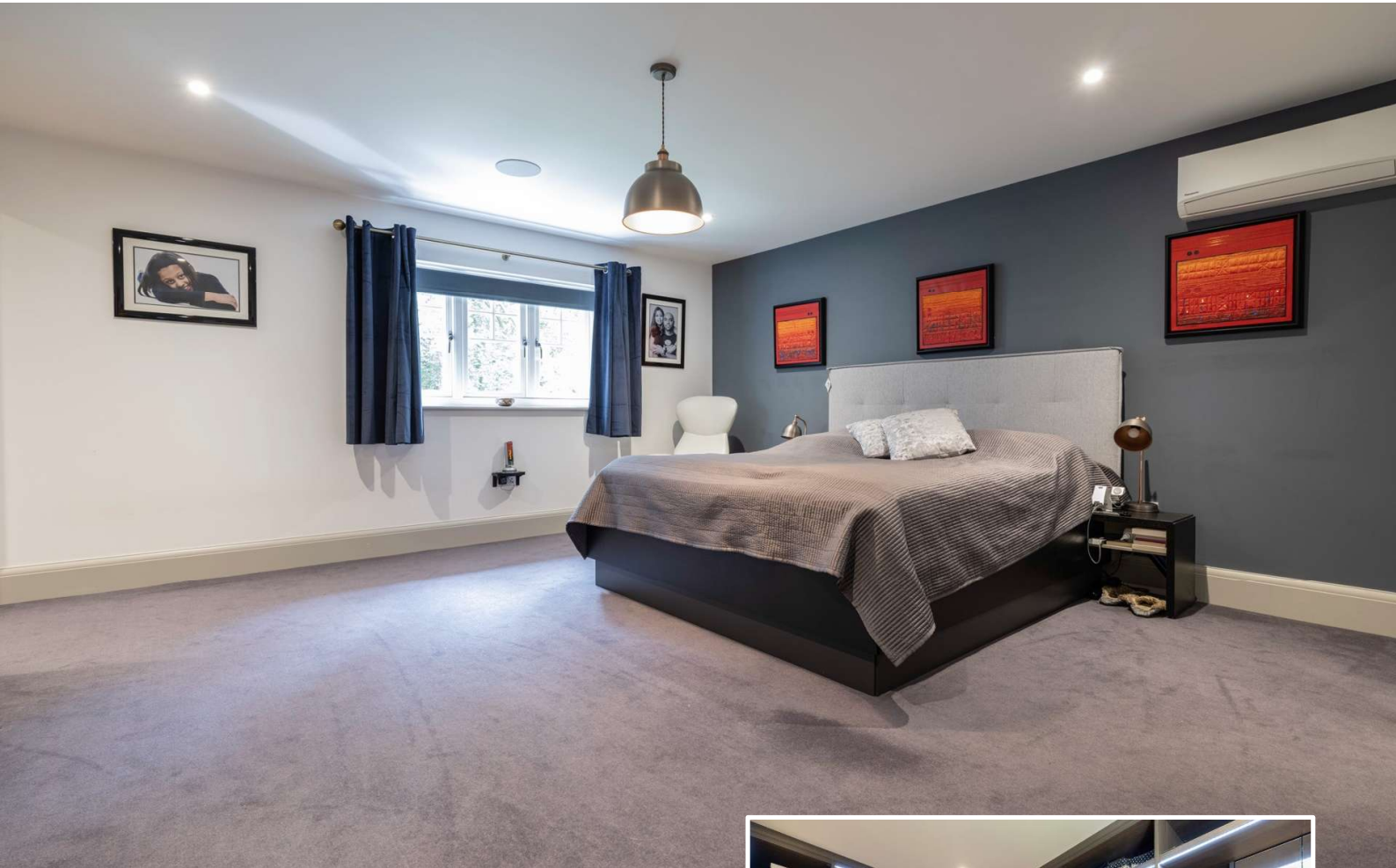
Electric gates reveal a paved driveway leading to the double garage, which includes an electric door and tiled flooring. The home is supported by a Viessmann gas fired boiler and a pressurised hot water tank. Gated access is available on both sides of the property to reach the rear garden.

The rear garden is an outdoor haven, with a large paved terrace perfect for al fresco dining and entertaining. Beyond the terrace, the expansive lawn, mature trees, and well-established shrubs create a peaceful and inviting environment, offering a perfect escape from the daily hustle.

Conveniently located near local amenities, this detached house is ideal for those seeking a tranquil yet accessible location. Nearby 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.











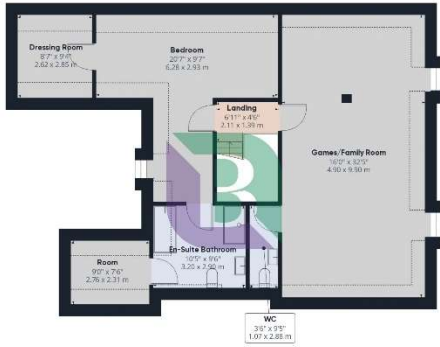




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
 4306.21 ft²
 400.06 m²

Reduced headroom
 236.05 ft²
 21.93 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B	87	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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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.

