



BEASLEY & PARTNERS

Tollgate, Cranfield Road, Wavendon, MK17 8AW

Price: £1,000,000 Freehold







Set on approximately one third of an acre, this remarkable detached bungalow offers both charm and individuality. The property boasts beautifully landscaped gardens that are meticulously maintained, complementing the bright and inviting interior, which blends quirky character with a modern flair.

The entrance hall leads to two bedrooms, one being the spacious primary bedroom suite. A separate door opens to the inner hall, where you'll find striking gothic style windows and a grand wooden door, adding a unique touch to the home's character. From here, you can access all other rooms.

The lounge is an elegant, light filled space featuring a bay alcove and graceful arched windows. Perfect for hosting gatherings, the dining room showcases a wall of windows that overlook the front garden, while the detailed gothic style windows create a charming view into the inner hallway. Double doors open onto the private front garden, seamlessly merging indoor and outdoor living.

The kitchen, with its distinctive triangular layout, is equipped with a variety of units and drawers, topped with sleek granite work surfaces. It also includes a built-in induction hob, extractor hood, oven, combination microwave and warmer drawer. The adjacent galley style utility room offers additional space for appliances and a door leads to the garden, enhancing the homes functionality.

The family bathroom features sleek tiled walls and flooring. It offers a bath with central taps and a shower overhead, a wash basin set into a vanity unit, and a wc, combining both function and flair. The primary bedroom feels like a luxurious boutique retreat. Its stand out feature is an arched bay with double doors leading to a private deck, perfect for morning coffee or evening relaxation. The room also includes a dressing area with built-in wardrobes, and an en-suite shower room that is fully tiled, with a walk-in shower and twin "his and hers" basins, adding a touch of spa like luxury.



As you enter the grounds via double electric gates that open to the driveway, leading up to a spacious treble garage and parking for several vehicles. The garage is complete with electric roller doors for added convenience. A charming archway guides you toward the rear of the property, while a path meanders the front.

Both the front and rear gardens are immaculately maintained, with lush lawns and a variety of mature shrubs, flowers, and trees thoughtfully arranged throughout. The grounds also feature inviting patio areas, a pergola, and other delightful outdoor spaces, creating a truly private sanctuary perfect for relaxation and outdoor living.

The property is further enhanced by the addition of solar panels, offering an eco-friendly and cost-efficient energy solution. This modern feature not only reduces energy bills but also contributes to the home's sustainability.

Wavendon is a charming village located to the southeast of the bustling City of Milton Keynes, offering the perfect balance between tranquil village life and easy access to vibrant urban amenities.

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 short 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.















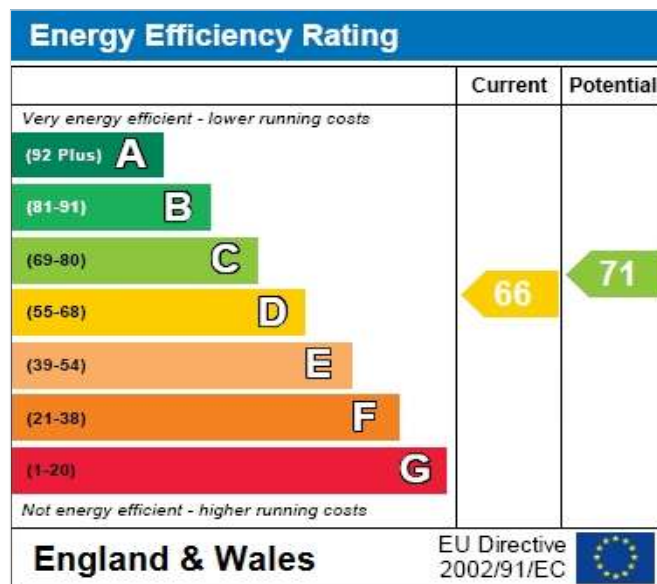
Approximate total area⁽¹⁾
1802.31 ft²
167.44 m²

(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. Calculations are based on RICS IPMS 3C standard.

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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.

