



Sturdy Lane, Woburn Sands, MK17 8GD

Price: £560,000 Freehold

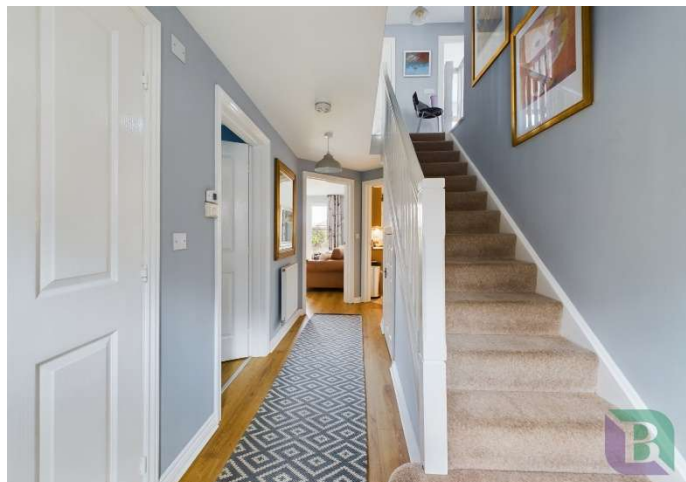


This exquisite four bedroom double fronted detached house with a generously proportioned layout and decorated throughout in soft tones, with the addition of three reception rooms, three bathrooms and landscaped gardens, renders it an ideal abode for a growing family.



Sturdy Lane

Woburn Sands, MK17 8GD



Located near Woburn Sands Station, with direct lines to Bletchley and Bedford, the property enjoys proximity to scenic ponds, green areas, local schools, and Woburn Sands Sports Hall. The hub of Woburn Sands, with its high street with shops, boutiques, pubs, and eateries, is just a short distance away, set against the stunning backdrop of Aspley Woods. Neighbouring villages include Aspley Guise and Woburn. Milton Keynes, approximately a 10- 15 minute drive offers a greater choice of facilities including its renowned shopping centre, theatre, cinemas, leisure facilities & so much more. Milton Keynes mainline Central Station has a fast service to London Euston in less than 45 minutes. There is also a regular bus service from the High Street. There is also good road access to the A5, M1 and A421 Bedford Bypass or a short drive is Woburn with its historic abbey, safari park and world-renowned Woburn Golf course.



As you step inside, a welcoming hallway invites you toward a staircase leading to the upper level. On the ground floor, doors open into a range of well-appointed rooms: a convenient cloakroom, a formal dining room, a study, a spacious lounge, and a bright kitchen/breakfast area.

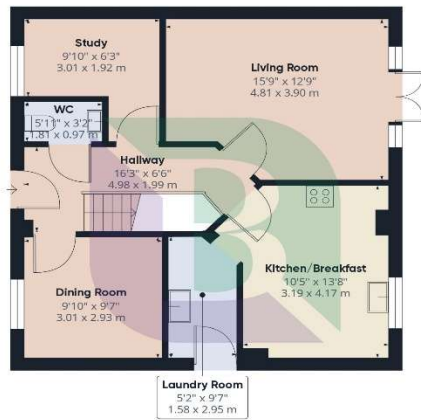
At the front of the property, you'll find the dining room and study, perfect for formal meals and focused work. Toward the rear, the inviting lounge features double doors that open onto the garden, seamlessly blending indoor and outdoor living.

The generously sized kitchen/breakfast features an array of units and drawers with complementary work surfaces. A one-and-a-half bowl sink unit and integrated appliances provide both style and functionality. Adjacent to the kitchen, a practical utility room offers additional storage with both wall and floor units, a single drainer sink, space for a washing machine & dishwasher, and convenient side access to the home.

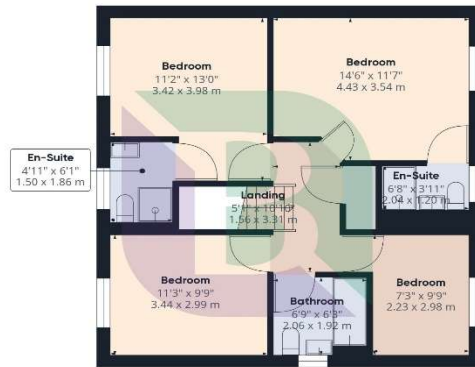
Ascending to the first floor, a landing provides access to four generously sized bedrooms. The primary bedroom includes an en-suite shower room for added luxury, while the second bedroom also enjoys the convenience of an en-suite, making it ideal as a guest room or a perfect retreat for a growing teenager. Additionally, a well-appointed family bathroom with a white suite serves the remaining bedrooms.

At the front of the property, a low maintenance garden adds to the homes curb appeal, with a pathway leading to the entrance. A side driveway offers parking for two vehicles and leads to the garage, also providing gated access to the rear garden and a door to the utility room.

The private rear garden is a beautifully designed space, perfect for entertaining. It features a combination of patio and decked areas, with tasteful shrub beds and a well-maintained lawn, creating a harmonious blend of style and relaxation.



Ground Floor



Floor 1



Approximate total area⁽¹⁾
1304.48 ft²
121.19 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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EPC GRAPH

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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