



BEASLEY & PARTNERS

Woodlands, Hardwick Road, Woburn Sands, MK17 8QJ

Price: £800,000 Freehold







Set back off Hardwick Road, this detached four-bedroom bungalow boasts a spacious loft conversion completed in previous years, offering an additional two well-appointed bedrooms and a private en-suite. The property is situated on a generous plot, surrounded by beautiful woodland gardens, providing a serene and picturesque setting. The property is a short walk from the local High Street with its range of facilities and has scope for a significant extension to the rear, subject to planning permission.

This property offers versatile living spaces, with the primary accommodation conveniently located on the ground floor. The first-floor features two additional bedrooms, including a private en-suite, providing flexibility and comfort for a variety of living arrangements.

The entrance hall leads to a thoughtfully designed layout, offering access to a cloakroom, two spacious bedrooms, the living room, kitchen, bathroom, and a study area.

The living room flows seamlessly into the dining room, both featuring front facing windows. From the dining room, a door opens to a rear lobby, which provides additional access to the kitchen and features patio doors that lead directly to the gardens.

The kitchen is equipped with a range of country-style cabinets and drawers, complemented by work surfaces that include a one-and-a-half bowl single drainer sink unit. It also features a built-in oven and hob, with additional space for a dishwasher.

From the kitchen, a door opens into a study area, which houses stairs leading to the first floor, convenient under stairs storage cupboards, and double doors providing access to the rear garden. The main bathroom is finished with a white suite and fully tiled walls.

Upstairs, the first-floor landing leads to two bedrooms, both featuring velux-style windows and some restricted headroom. The larger of the two bedrooms benefits from an en-suite shower room, enhancing privacy and convenience.



At the front of the property, a gravelled driveway offers ample parking space for several vehicles, complemented by a garage and carport. The garden is framed by mature shrubs and trees, creating a lush and private setting. Steps lead up to the front door and garden area, enhancing the property's welcoming appeal.

The rear garden is a true sanctuary, featuring a lush lawn and a spacious patio area. It is adorned with an abundance of mature trees, shrubs, and plants, creating a serene and picturesque outdoor retreat.

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.















Approximate total area⁽¹⁾
 1416.53 ft²
 131.6 m²

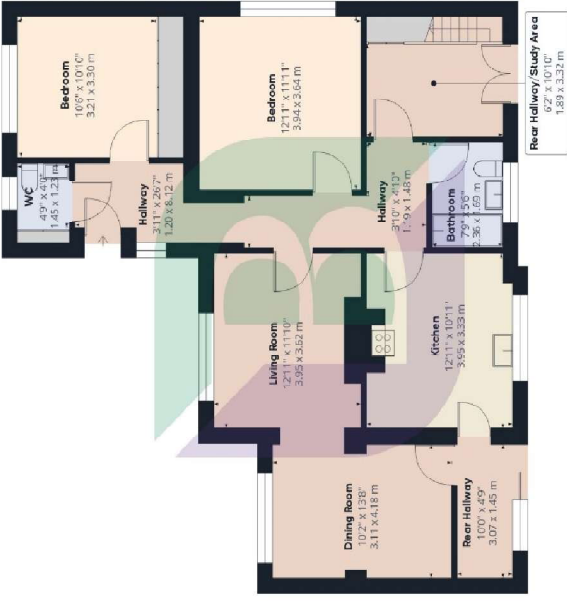
Reduced headroom
 49.73 ft²
 4.62 m²

(1) Excluding balconies and terraces

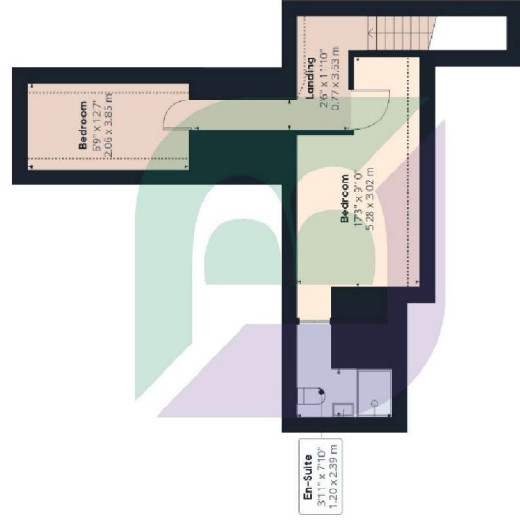
Reduced headroom
 Below 5 ft/1.5 m

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 IPWS 3C standard.

GIRAFFE360



Ground Floor



Floor 1



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(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.

