



Church Road, Woburn Sands, MK17 8TA

Price: £625,000 Freehold



A truly magnificent four bedroom, three reception room Edwardian semi detached house, boasting high ceilings, cornices to the lounge and front hallway, and an array of original features. These include doors with brass handles and five charming fireplaces, all of which add to the timeless character and grandeur of the property. If you require further space there is potential to convert the loft subject to the relevant planning permissions.





# Church Road

## Woburn Sands, MK17 8TA



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.



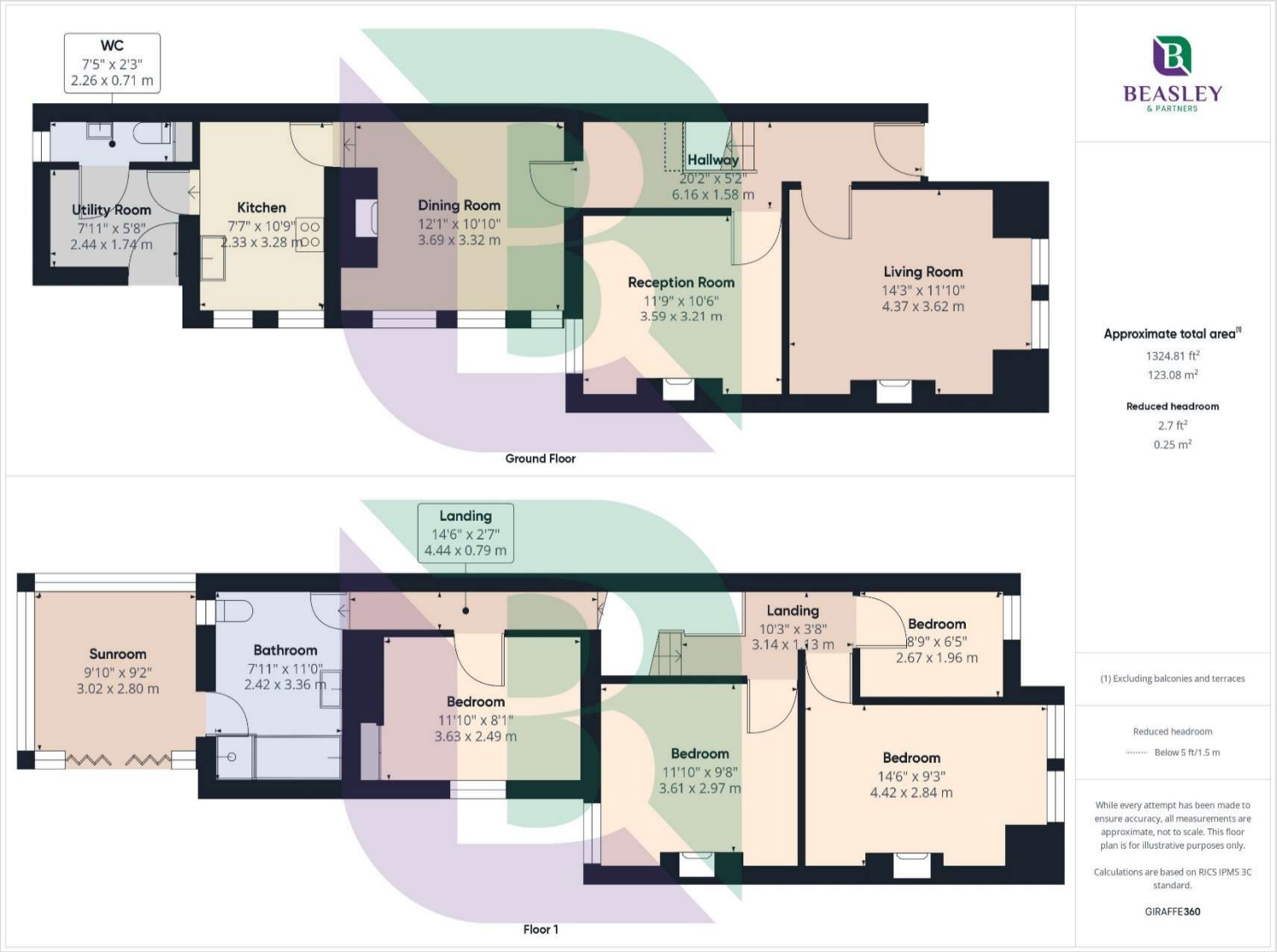


This distinctive Edwardian home immediately impresses with its character as you enter the hallway. The entrance hall, with stairs rising to the first floor, offers access to the living room, second reception room, and dining room. The front living room features a stunning fireplace and a large box bay window, flooding the space with natural light. The second reception room, also with a fireplace, has a window overlooking the rear, making it a cosy retreat. The dining room is a bright and airy space, illuminated by three side windows, and is centred around a charming 'Esse' wood burning range cooker. Steps from the dining room lead up to a multi pane door, providing access to the kitchen, which is fitted with a range of floor and wall units, enhanced by complementary wooden work surfaces that incorporate a classic butler style sink. The kitchen also features a built-in double oven and gas hob, with two windows to the side that allow for plenty of natural light. A multi pane door leads to the utility room with space for appliances, a range of storage cupboards and a door to the downstairs cloakroom and door to the side.

The first floor features a split-level landing, offering access to three spacious double bedrooms and one single bedroom, two of which include charming fireplaces that enhance the character of the home. The bathroom is fitted with a four-piece suite and leads to a bright sun room, which boasts bi-fold doors opening out onto a decked area. From here, steps lead down to the delightful rear garden.

The rear garden is a private, with well stocked raised borders, a lawn, and steps that descend to a side area, perfect for relaxing or entertaining amidst the tranquil surroundings. The front garden is enclosed with steps leading up to the garden area, front door and side gated access.

The property also has the added benefit of solar panels.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(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.



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