



The Leys, Woburn Sands, MK17 8QF

Price: £435,000 Freehold



As you step into this extended period property, it immediately gives off a welcoming vibe, with plenty of modern twists, combined with a stunning garden stretching approximately 150ft in length, this fantastic house is certainly one not to overlook.



# The Leys

Woburn Sands, MK17 8QF



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.



The open plan lounge and dining area offers a fantastic space, with stairs rising to the first floor and featuring a sash bay window to the front and a sash window to the rear. The room is enhanced by engineered wood flooring, an exposed brick fireplace with a log burner inset, a vertical radiator, and inset ceiling lights, giving it a stylish and inviting look.

Moving further through the property, the inner hallway provides additional functionality with a built-in study area and convenient storage. Two sliding track doors lead to further storage and the downstairs cloakroom, adding both practicality and a contemporary touch to the design.

The next room which you come to is a definite 'WOW'.... the kitchen. Fitted with a range of units, drawers and integrated appliances, wood work surfaces with a double butler style sink inset. The kitchen floor is laid with tiles with under floor heating and to one wall is exposed brick work. The ceiling has inset ceiling lights and to maximise the light a roof lantern. This room seamlessly flows to the outside patio through modern aluminium double doors, an ideal space for indoor-outdoor entertaining.

From the first-floor landing there are stairs rising to the second floor and access to two bedrooms one with exposed floor boards. There is also access to the family bathroom fitted with a white suite. To the second floor is the loft conversion providing a double bedroom with feature exposed brick work, inset ceiling lights and storage.

To the rear of the property is the rear garden approximately 150ft in length. This garden is a real retreat, with a large stylish patio, vast lawn with trees and shrubs and to the far end raised growing beds.





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>		
(55-68)	<b>D</b>	69	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		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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