



**BEASLEY**  
& PARTNERS

Church Road, Woburn Sands, MK17 8TJ

Price: £1,475,000 Freehold









Situated in the highly desirable Aspley Heath area of Woburn Sands is this stunning detached home, boasting three reception rooms, four double bedrooms, and five bathrooms. Decorated in neutral tones and featuring quality fixtures and fittings throughout, the property offers versatile accommodation to suit a variety of family needs.

The property's accommodation exudes a contemporary feel, highlighted by its neutral décor, large windows, inset ceiling lights and modern frosted doors throughout much of the ground floor. From the reception hall, doors lead to the office, living room, inner lobby, and a large storage cupboard, while a staircase rises to the first floor.

The ground floor office is a versatile space that could easily serve as a further reception room or fifth bedroom, benefiting from CAT 6 Cabling and direct access to the ground floor shower room, which is fitted with a white suite and includes a storage cupboard. A door from the shower room also leads to the utility area, which has its own external door providing access to the side of the property.

The living room offers a cosy and relaxed atmosphere, featuring double doors to the front and a log burner, perfect for those quiet evenings. From the hallway, double doors lead into a spacious inner lobby area that seamlessly connects to the fantastic open-plan kitchen/dining/family space.

The kitchen is beautifully designed and fitted with an extensive range of units, complemented by an island with a breakfast bar. The sleek look is completed with 'Silestone' work surfaces, two integrated 'Neff' ovens, an induction hob, a tall fridge, and a dishwasher. The flooring is laid with elegant porcelain tiles, enhanced by under floor heating, and bi-fold doors open out to the rear garden, making it an ideal space for entertaining and family gatherings. From the kitchen is a door to the bar which has a dual zone wine fridge and under counter fridge and the utility room which is fitted with storage, 'Silestone' work surfaces and an integrated tall freezer, external door to side and door to the ground floor shower room.



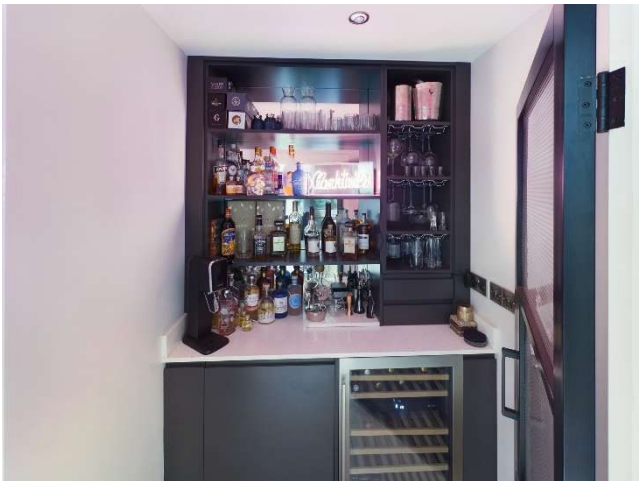


The first-floor landing provides access to all four double bedrooms, as well as two double door cupboards one with plumbing for a washing machine and space for a tumble dryer, inset ceiling lights adds a modern touch and night lights activated by ceiling mounted sensor. Each bedroom benefits from its own en-suite, two of which are fitted with both a bath and a separate walk-in shower. All bedrooms also feature doors opening onto Juliet balconies, allowing plenty of natural light and a connection to the outdoors. The master suite is a true sanctuary, boasting a vaulted ceiling and access to a private dressing room, which includes a door to the landing for convenience and another leading to the en-suite bathroom. The master en-suite is beautifully appointed, featuring a bath and a walk-in shower, creating a perfect retreat.

Externally, the front of the property is gravelled, offering ample parking for numerous vehicles and mature trees, enhancing the property's kerb appeal. Gated side access leads to the rear garden, which features a spacious patio area, ideal for outdoor dining and entertaining. Steps lead down to the generous lawn, bordered by mature trees and shrubs, creating a private and tranquil outdoor space.

Conveniently located near local amenities, this detached house is ideal for those seeking a tranquil yet accessible location. Woburn Sands offers a variety of restaurants, cafes, shops, and boutiques, all within easy reach. Nature enthusiasts will enjoy the scenic countryside walks available in the area. The nearby Woburn Safari Park is perfect for a fun day out, while the historic market town of Woburn features picturesque Georgian town houses and the beautiful Woburn Abbey.

For those requiring excellent transportation links, Aspley Heath is ideally situated just minutes from the M1 and A421 Bedford Bypass. 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.



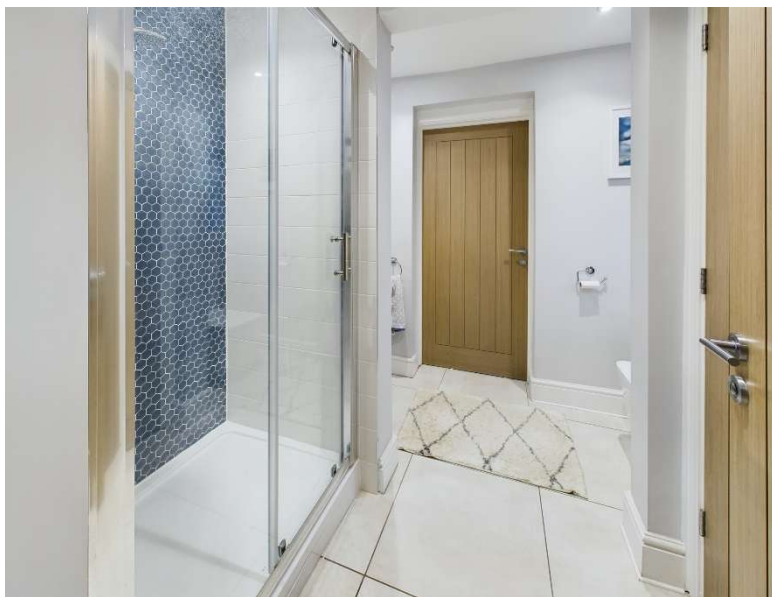












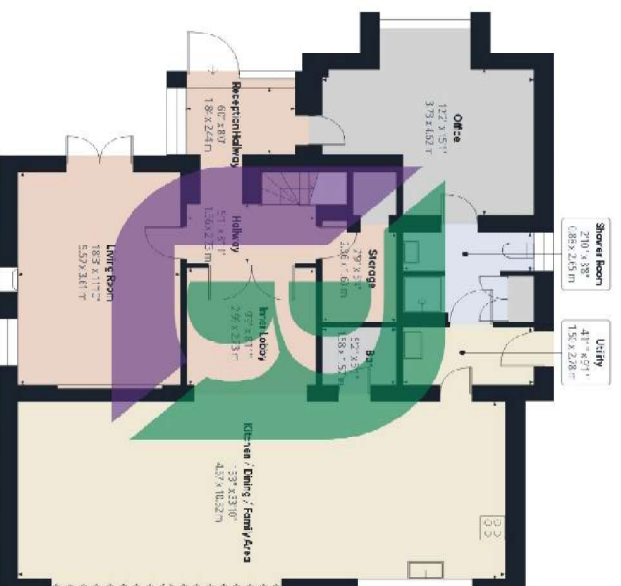












Approximate total area (m<sup>2</sup>)

2570.43 ft

238.8 m<sup>2</sup>

Reduced headroom

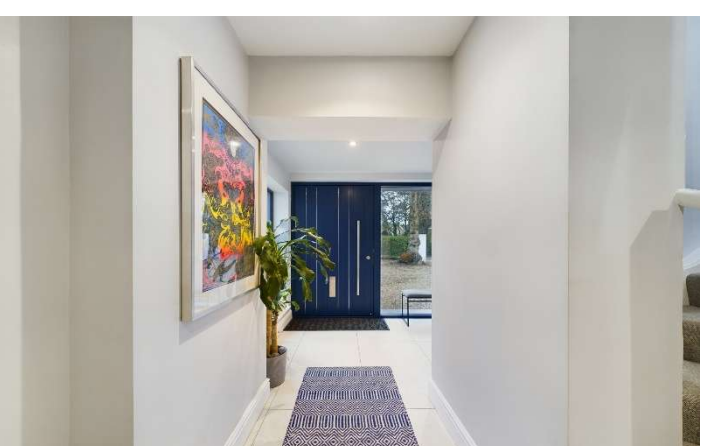
 $5.35 \text{ ft}^2$ 1.43 m<sup>2</sup>

(1) Excluding balconies and terraces

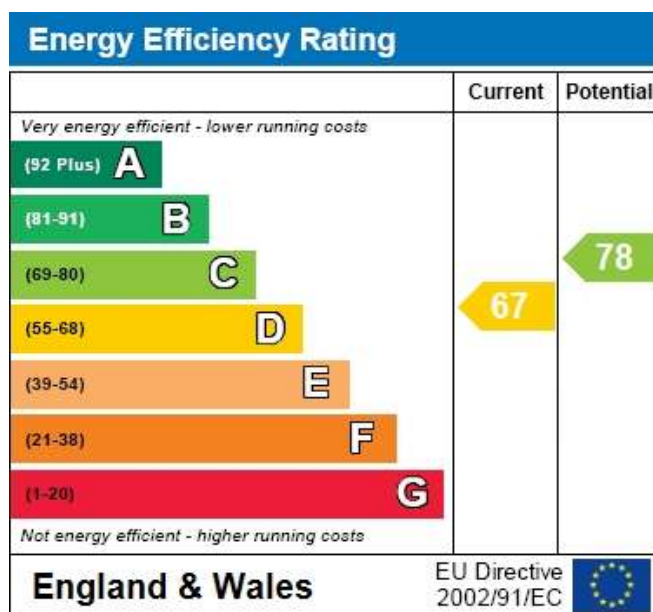
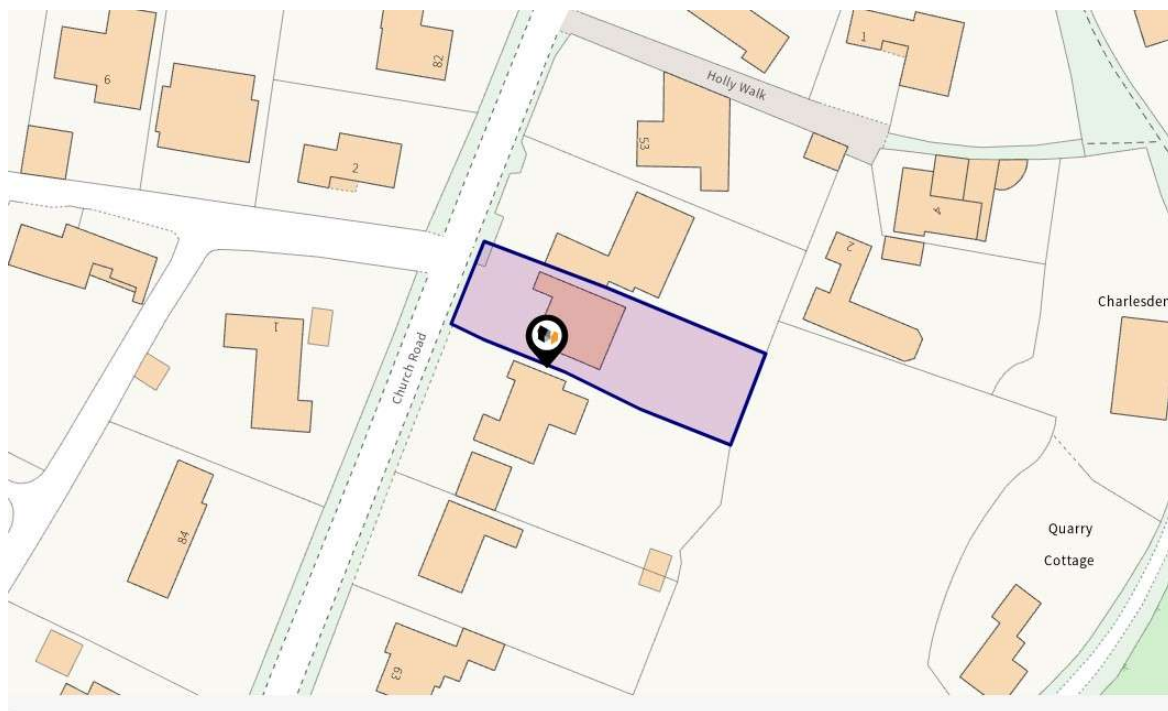
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on PICS PLUS 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.

