



BEASLEY
& PARTNERS

Landfall, Church Road, Aspley Heath, MK17 8TA

Price: £1,200,000 Freehold







Nestled on an exclusive road in the highly sought after Aspley Heath, this substantial 1960s, extended, detached residence offers a rare opportunity. Positioned within a conservation area, the property enjoys an exceptional level of privacy, set within approximately 0.75 acres of mature gardens and featuring its own woodland at the rear.

The property is approached via an impressive in and out gated driveway, which sweeps gracefully to the front entrance and a detached double garage. The front garden is adorned with mature trees, shrubs, and a lawn, creating a welcoming and picturesque setting.

Stepping inside, the reception hall provides access to key living spaces. Stairs rise to the first floor, while doors lead to a downstairs cloakroom, an lobby, a reception room, ideal as a home office, living room and kitchen/breakfast.

Beyond the inner lobby, a versatile reception room with dual aspect windows provides additional flexibility for a family/play room or a snug. This space also connects to a boot room, which benefits from direct access to the rear garden.

The kitchen is fitted with a range of units, a built-in double oven and hob, while work surfaces incorporate a charming butler-style sink. A large window overlooks the front garden, filling the space with natural light. A side door provides convenient access to the driveway and garage.

From the kitchen, a door leads into the bright dining room, which benefits from dual aspect windows and double doors opening onto the rear garden. Additional double doors connect the dining room to the spacious living room, creating a wonderful flow for entertaining and family gatherings.



The living room flows seamlessly into the conservatory, creating a bright and spacious area with plenty of natural light and views of the rear garden. Double doors lead out onto a patio.

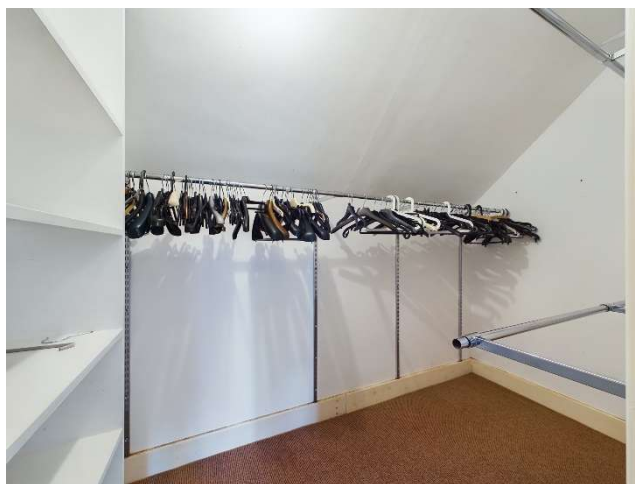
To the first floor from the landing is access to a large airing cupboard, four generous sized bedrooms and the main family bathroom fitted with a four-piece suite. The guest bedroom is dual aspect and has a walk-in wardrobe and a good size refitted en-suite. The large primary bedroom with dual aspect windows has a large walk-in wardrobe and refitted en-suite.

Outside, the rear garden offers a peaceful retreat, an ideal spot to unwind or a perfect space for children to explore and play. The garden features patio areas, a small pond, lawn, and an abundance of mature trees and shrubs. At the far end, a charming private woodland adds to the sense of tranquillity and adventure.

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.











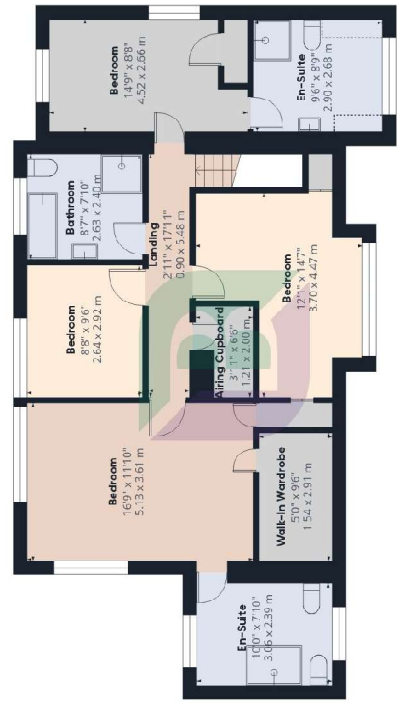




Ground Floor Building 1



Ground Floor Building 2



Floor 1 Building 1



Approximate total area¹⁰
2562.01 ft²
238.02 m²

Reduced headroom
22.92 ft²
2.13 m²

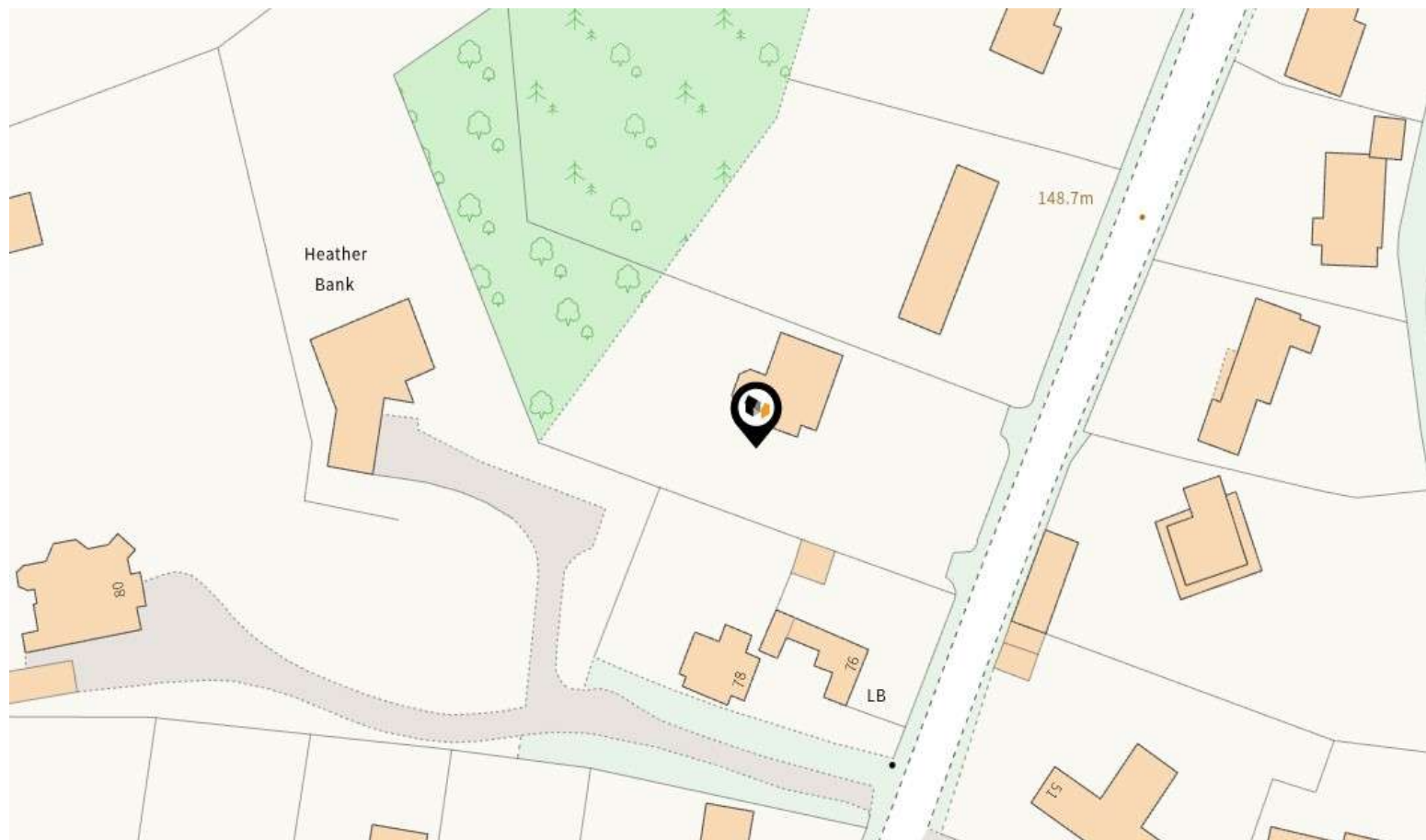
(1) Excluding balconies and terraces

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 were based on RCS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RCS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

