



BEASLEY & PARTNERS

Mill Lane, Woolstone, MK15 0AJ

Price: £1,000,000 Freehold







The property is offered for sale with no onward chain.

Situated in one of Milton Keynes prime residential areas with views from the kitchen and several bedroom windows of the beautiful 13th century church, this spacious four-bedroom detached home offers an abundance of accommodation and an impressive sense of space. From the moment you step inside, you'll be captivated by the fantastic open-plan living and dining area, featuring a grand fireplace and a striking galleried landing, adding to the property's unique charm.

From the porch you step through the double front door and are welcomed into the stunning open-plan living and dining area, a perfect space for family gatherings and entertaining. This impressive room features a grand fireplace, while the staircase leads up to the galleried landing, enhancing the sense of space and grandeur.

Double doors open to an additional reception room, ideal as a snug or family room, a glazed door leads out to the rear patio. Further doors provide access to the separate living room, a downstairs shower room, and the spacious kitchen/breakfast room.

From the snug/family room, double doors open into the spacious conservatory, a bright and airy space perfect for relaxation or entertaining. The tiled flooring adds a practical touch, two sets of double doors provide seamless access to the rear garden.

The living room is an inviting room with full length panelled windows to one wall and a door to the side providing views and access to the rear garden.

The kitchen/breakfast room is a well-equipped space, benefiting from dual aspect windows that enhance the natural light. A range of assorted units and drawers provide ample storage, while the granite work surfaces add a touch of elegance. The kitchen is fitted with two sinks with a mixer tap, an induction hob with two gas rings, and a glass canopy chimney-style extractor overhead. There is an island providing additional storage and work surface. Integrated appliances include two ovens and a dishwasher.

From the kitchen is a door into the laundry/utility area which has a second staircase to the first floor. From here are doors to the study and double garage. Further doors access outside to the side and front of the property.



The first-floor landing provides access to four spacious bedrooms, all featuring vaulted ceilings, as well as the main bathroom and additional storage cupboards.

The primary bedroom is generously sized and benefits from an en-suite bathroom, fitted with a four-piece suite, including a bath with a central tap and a separate shower cubicle. The second bedroom also features a built-in double wardrobe and an en-suite shower room, ideal room for visiting guests. The remaining two bedrooms offer excellent space, with one benefiting from two built-in double wardrobes. The main bathroom is fully tiled and fitted with a white suite, the bath with a central tap.

Externally, the front of the property is mainly gravelled, providing ample parking for three to four vehicles and offering access to the double integral garage, with twin doors.

Gardens are located at both the rear and side of the property. The rear garden features a paved patio area, perfect for outdoor seating and entertaining. This extends around to the side garden, which includes a lawned area, tree/shrubs, and gated access to the front. From the main patio, steps lead down to a lawn, which is beautifully bordered with shrubs.

Woolstone is a charming village nestled within the vibrant city of Milton Keynes. It retains a unique blend of character and open spaces, offering a peaceful setting while being well-connected to modern amenities. The village features a historic church and two welcoming pub/restaurants, perfect for socialising and dining.

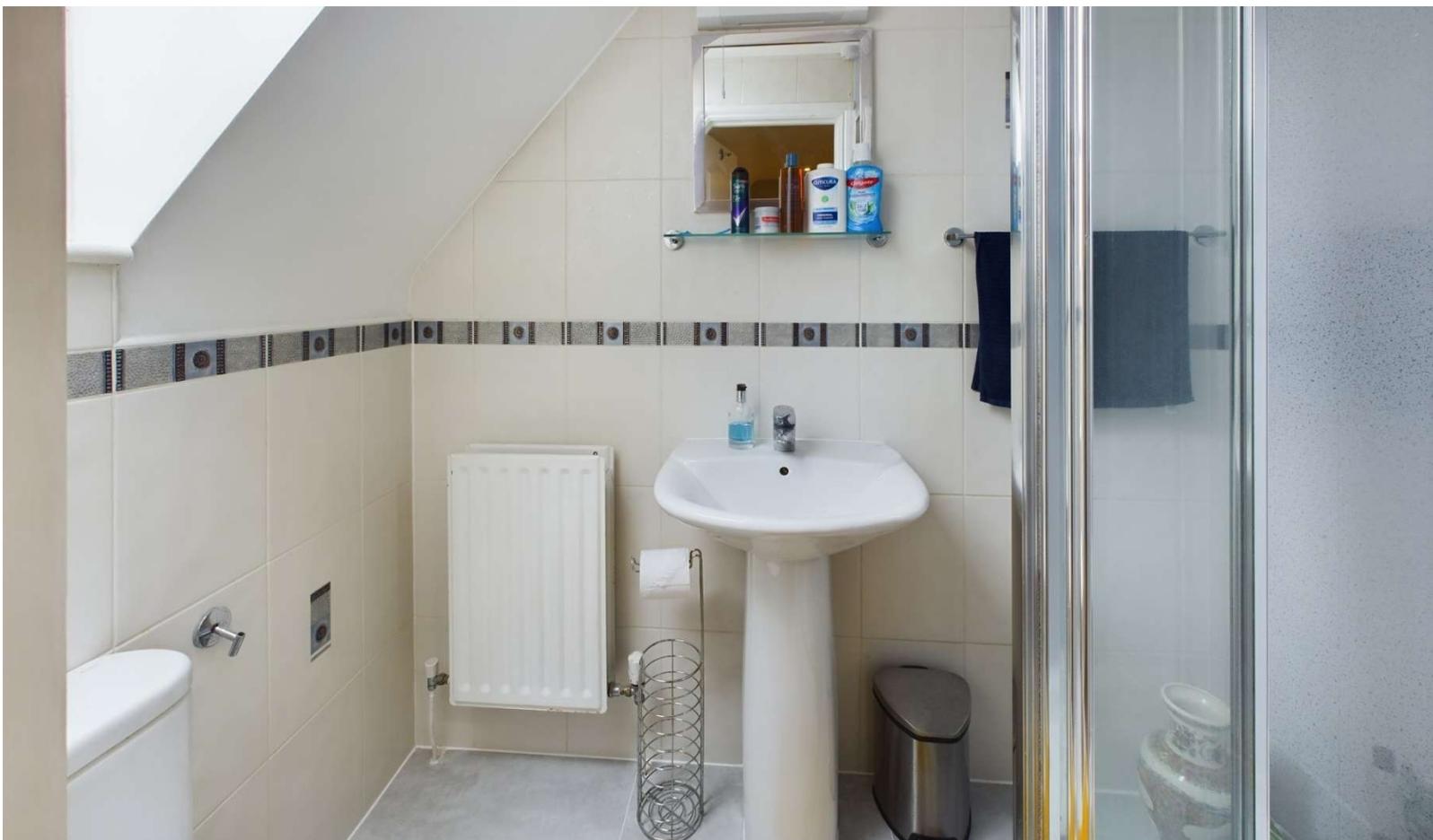
The River Ouzel runs along the outskirts, enhancing the area's scenic beauty and providing access to picturesque walking routes.

Nearby, Willen Lake offers a variety of water sports, scenic walks, and a family-friendly pub, making it a popular destination for outdoor enthusiasts.

For shopping, leisure, and transport links, Milton Keynes City Centre is just a short distance away (approximately a mile if that), boasting a large shopping centre, entertainment facilities, and a mainline train station with direct routes to London Euston. The area also benefits from excellent road connections, with easy access to the A5, M1, and A421.

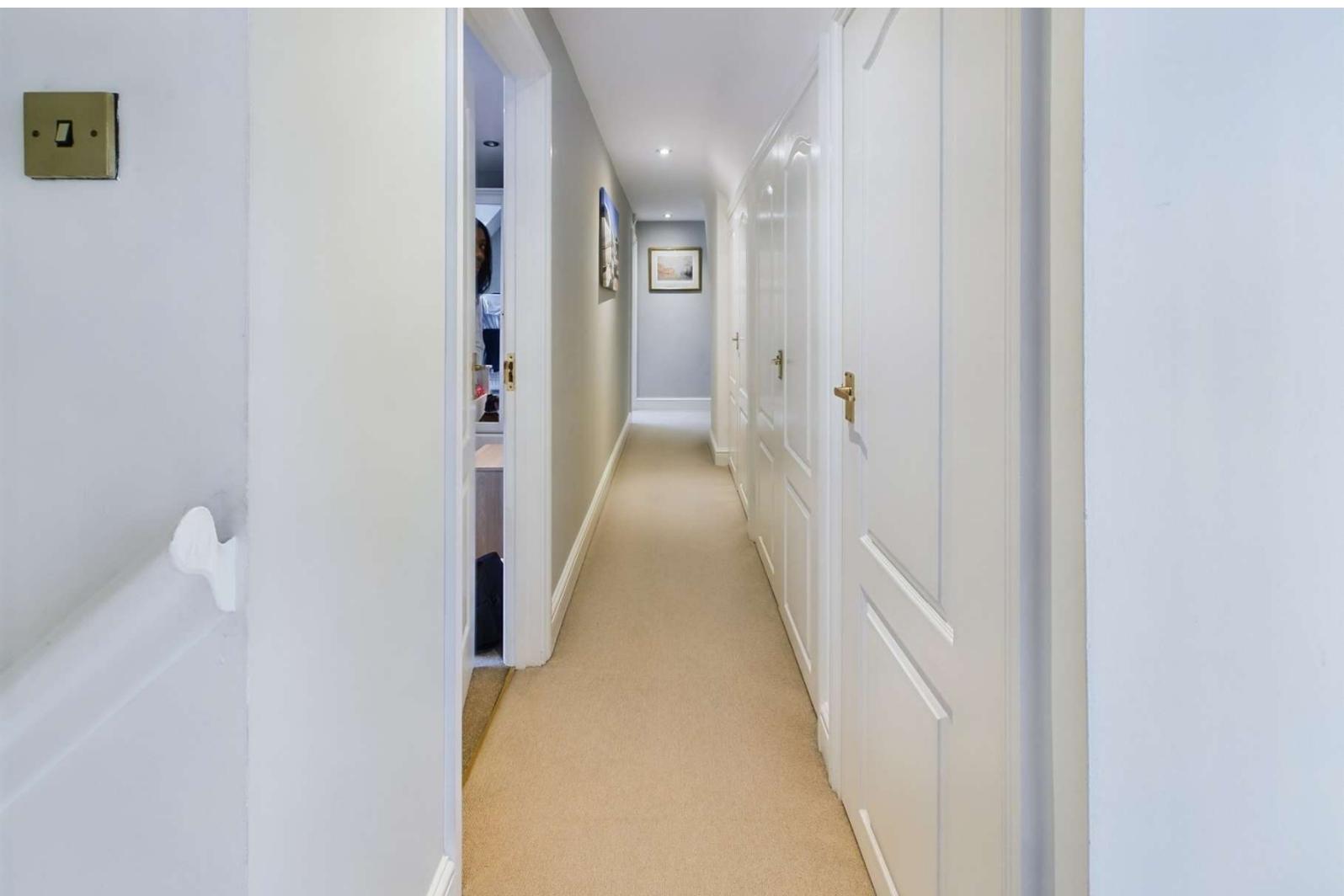












Approximate total area⁽¹⁾
 3032.65 ft²
 281.74 m²

Reduced headroom
 78.65 ft²
 7.31 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 RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

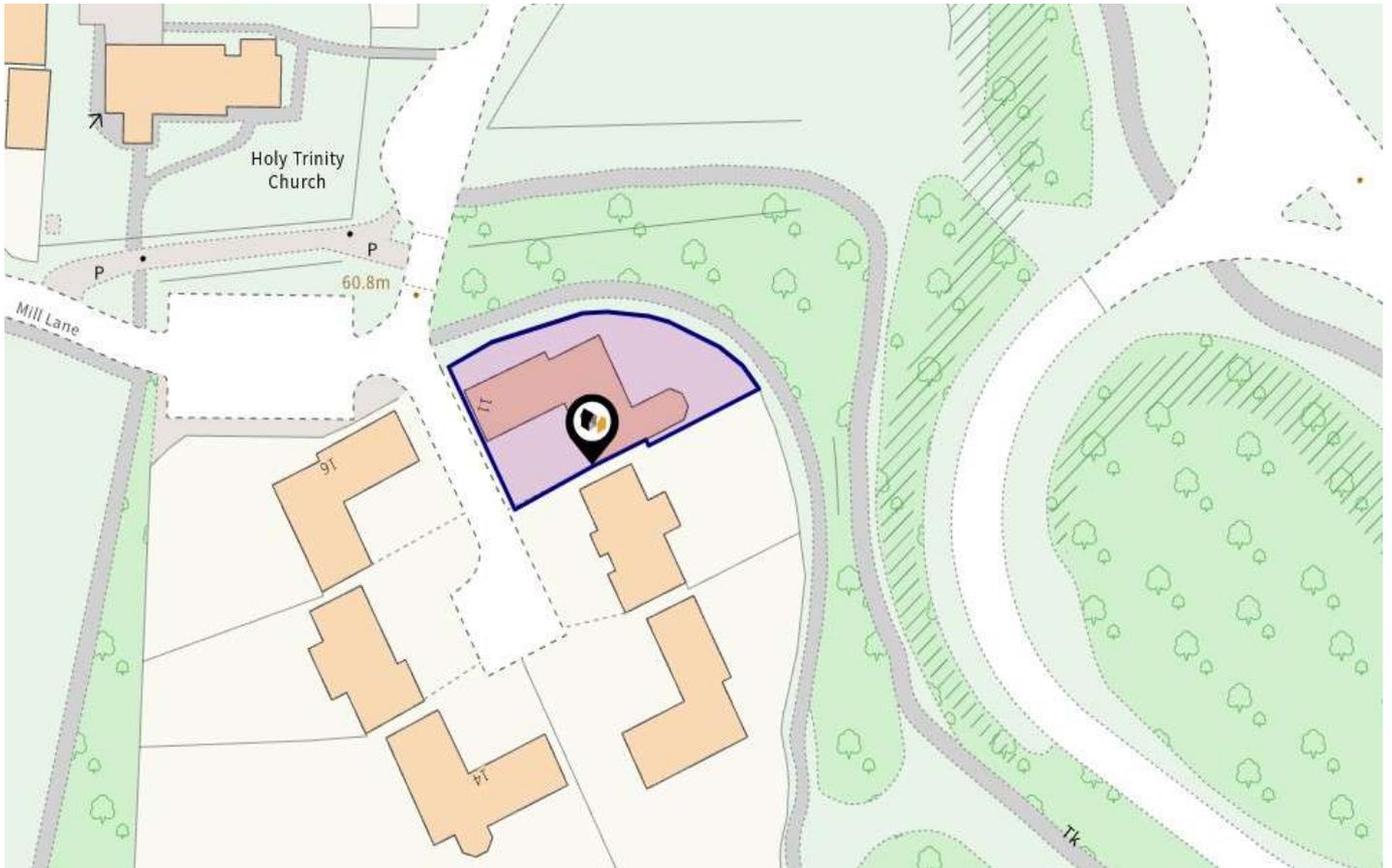
GIRAFFE360



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	69	77
(55-68) D		
(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.

