



Fairway, Weathercock Lane, Woburn Sands, MK17 8NY

Price: £750,000 Freehold



If you're seeking a generously sized bungalow with plenty of space and have a passion for gardening, this property is perfect for you. The bungalow offers well appointed accommodation, including two reception rooms, three double bedrooms, two bathrooms, and a large, beautifully maintained rear garden ideal for any gardening enthusiast.



# Weathercock Lane

## Woburn Sands, MK17 8NY



Woburn Sands prides itself on the many facilities it has to offer adequately catering for the general day to day requirements of its residents. The High Street has a range of shops, boutiques, cafés, pubs, restaurants, post office, pharmacy, medical centre, library as well as churches, a bowls club, tennis club and garden centres close by. Woburn Sands also has a railway station with lines to Bedford and Bletchley.

Milton Keynes, approximately a 10- 15 minute drive offers a greater choice of facilities including its renowned shopping centre, theatre, cinemas, leisure facilities & so much more. Milton Keynes mainline Central Station has a fast service to London Euston in less than 45 minutes. There is also a regular bus service from the High Street. There is good road access to the A5, M1 and A421 Bedford Bypass or a short drive is Woburn with its historic abbey, safari park and world renowned Woburn Golf course.



From the reception hall, doors lead to all bedrooms, the bathroom, kitchen, and living room. The kitchen is well-equipped with a range of wall and floor-mounted units and drawers, complemented by work surfaces and a white one-and-a-half bowl sink unit. It also features a serving hatch to the dining room, an integrated dishwasher, a built-in double oven, and a gas hob. A door provides access to the utility area, which includes a sink unit, additional work surfaces, floor and wall units, a wall-mounted boiler, and space for white goods. From the utility area, a door leads to the rear porch, which opens directly to the garden.

The living room features a bay window at the front, a feature fireplace with an inset fire, and multi paned doors leading to the dining room. The dining room offers access to the conservatory through double doors, flanked by side windows, creating a bright and open connection between the spaces. The conservatory is of dwarf wall and upvc and double-glazed construction with a door to the rear patio area.

There are three double bedrooms, one being the primary which has a small dressing area and en-suite. The family bathroom is fitted with a three-piece white suite and fully tiled walls.

Access to the property is through double gates, leading to a block paved driveway that provides ample parking for several vehicles and access to the garage. There is also gated entry to the rear garden, along with well-kept lawns, offering privacy through hedging and a mature tree. The rear garden is a true delight, featuring a spacious patio area bordered by well stocked raised flower and shrub beds. Steps lead up to the meticulously maintained lawn, surrounded by established shrubs and trees, creating a serene and private outdoor retreat.



Approximate total area<sup>(1)</sup>  
1505.76 ft<sup>2</sup>  
139.89 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 RICS IPMS 3C standard.

GIRAFFE360





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 Plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (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 |                         |           |
|                                             | 62                      | 78        |
| 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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