



# BEASLEY & PARTNERS

Downham Road, Woburn Sands, MK17 8NQ

Price: £675,000 Freehold







This semi-detached house has been significantly extended with a double and single storey extension, creating spacious and versatile accommodation that truly has the Wow! factor. Situated in the heart of Woburn Sands, it is within walking distance of the High Street and the beautiful surrounding countryside.

The current owners have transformed this semi-detached house into a beautiful family home. With the addition of the extension, the property now offers excellent family accommodation, finished to a high standard throughout.

The entire ground floor is fitted with Karndean flooring, offering a stylish and practical finish. The kitchen and family area also benefit from underfloor heating, adding comfort and warmth to this impressive space.

From the inviting entrance hall, stairs rise to the first floor, with doors providing access to the living room, under-stairs storage cupboard, cloakroom, and study, which also benefits from an external door to the side access. Double doors open into the spacious open-plan kitchen/family area, creating a fantastic space for modern living.

The living room is situated at the front of the property, offering a bright space. A charming fireplace with a wood surround and mantel serves as the focal point, while a feature arch alcove adds character. Double doors lead through to the dining room which opens to the family and kitchen area, creating a seamless flow.

The open-plan family and kitchen area is a fantastic entertaining space. There is a skylight to maximise the light and bi-fold doors that open to the rear garden, seamlessly blending indoor and outdoor living. The kitchen is fitted with a stylish range of solid oak units and drawers, complemented by quartz work surfaces that incorporate a butler-style sink and a vented induction hob. Further integrated 'Neff' appliances include two ovens, a microwave, a dishwasher, and a fridge freezer, ensuring both functionality and a sleek, modern finish.

From the kitchen, a door leads through to the utility room, which offers additional storage and work surfaces incorporating a single drainer sink unit. There is also a drinks fridge and space for a washing machine and tumble dryer.



On the first floor from the landing is access to the four bedrooms (three double and a generous size single) and the stunning family bathroom.

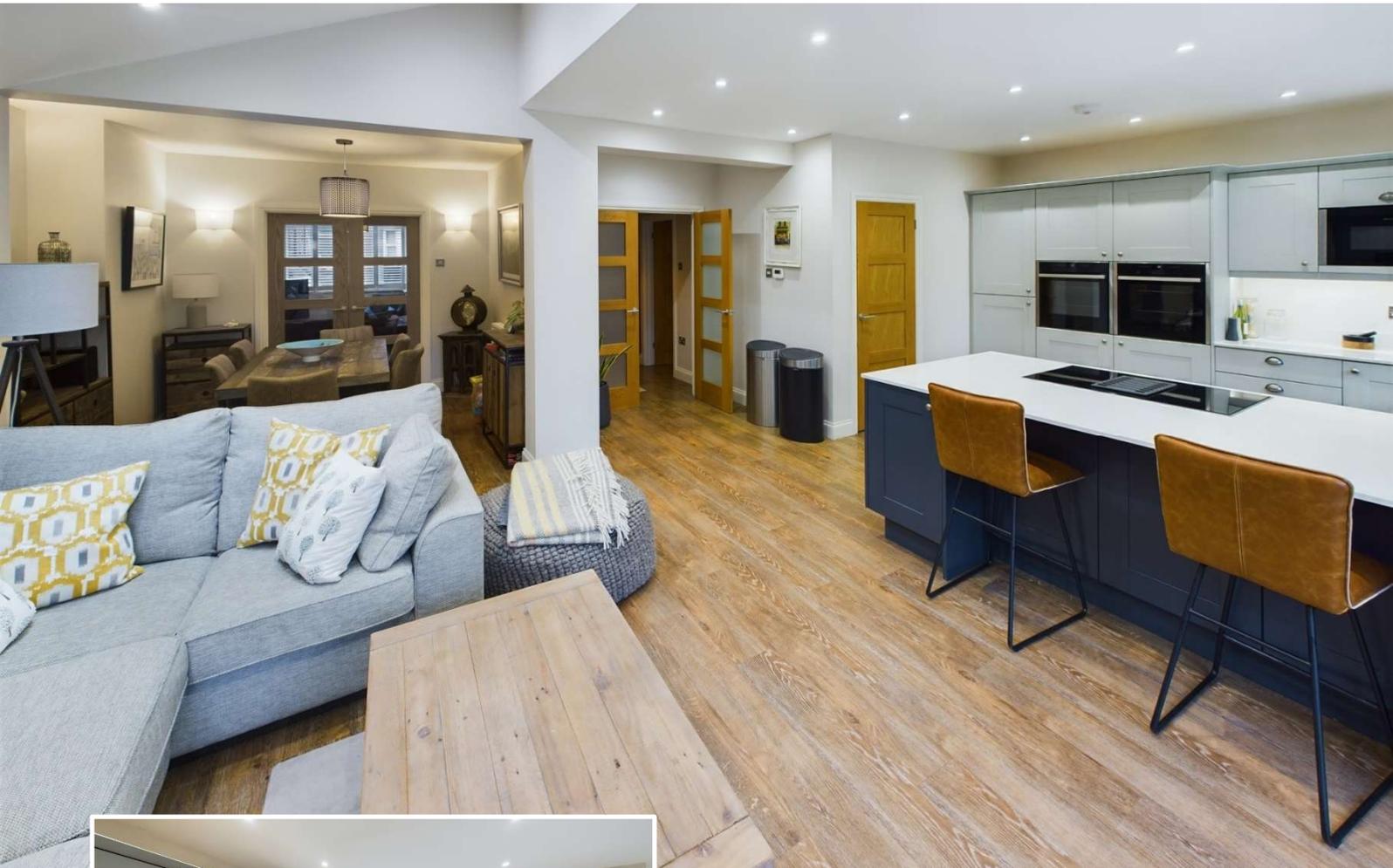
The primary bedroom is a bright and airy space, benefiting from an en-suite shower room that includes a walk-in shower, a wood vanity cupboard with a wash bowl, a heated towel rail radiator, and stylish metro tiling to water sensitive areas.

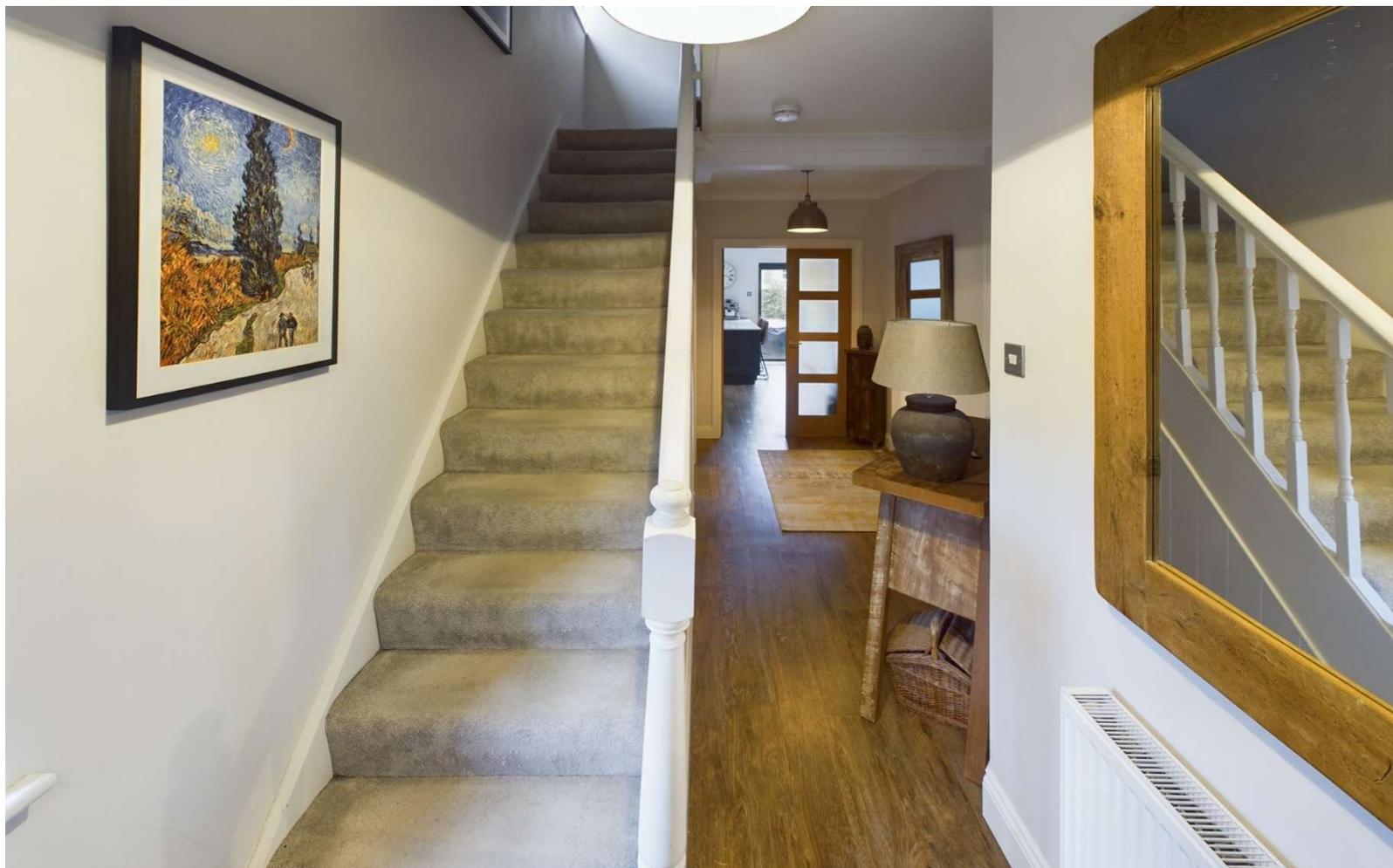
The family bathroom has been thoughtfully designed and features a luxurious four-piece suite, including an oval-shaped free-standing bath, a walk-in shower, and a wooden vanity cupboard with a wash bowl on top. To complete the elegant look, the bathroom is finished with a heated towel radiator and tiled walls.

Externally, the front of the property has been block paved, providing parking for two vehicles, and benefits from the convenience of an electric car charging point. There is gated side access leading to the rear garden, and both the front and back are equipped with sensor lighting for added security. To the rear is a generous size garden which has a patio area with the remainder mainly laid to lawn with well stocked borders and beds. Additionally for storage is a high-quality garden shed.

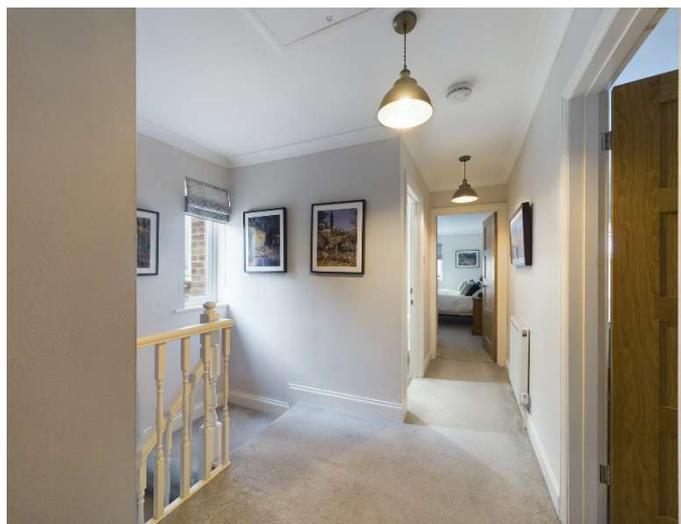
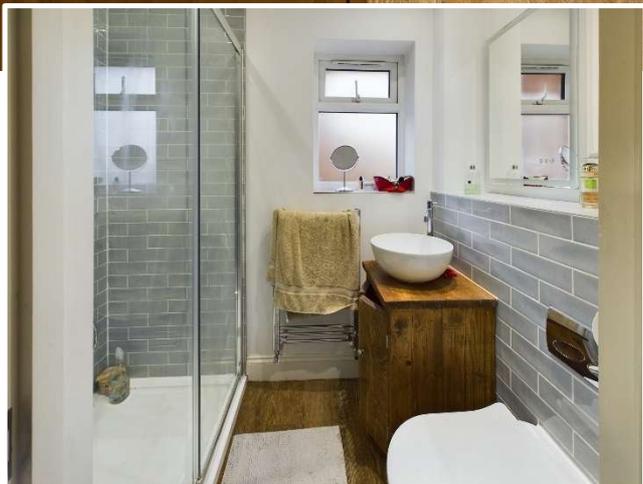
Ideally located within walking distance of the High Street. Woburn Sands with the many facilities it has to offer adequately catering for the general day to day shopping requirements of its residents. The High Street has a range of shops, boutiques, cafés, pubs, restaurants, post office, pharmacy, medical centre, library as well as churches, bowls club and garden centres close by and for the tennis enthusiast, the local tennis club.

Milton Keynes, less than a 15 minute drive and 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. The development is approximately 2 miles from Junction 13 of the M1 and A421 Bedford Bypass. Also, just a short drive is the Historic Woburn Abbey & world-renowned Woburn Golf courses.













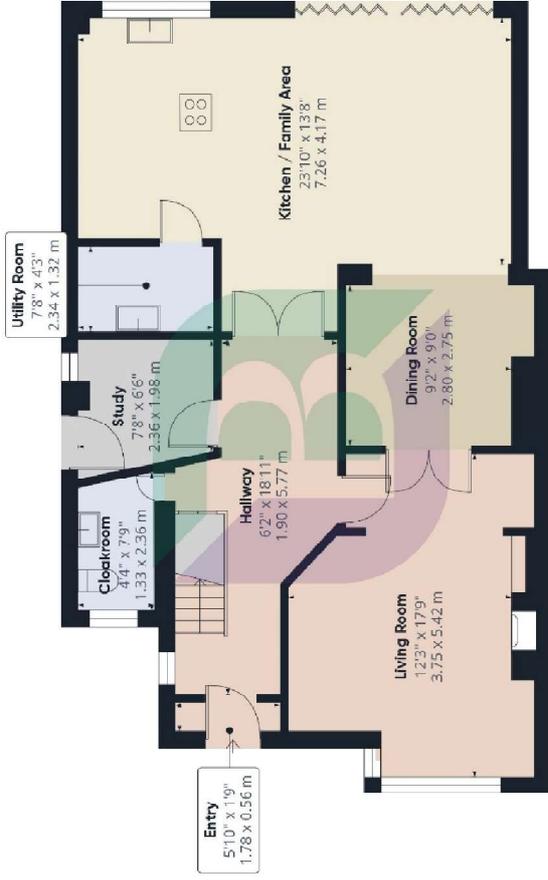
**Approximate total area<sup>(1)</sup>**  
1563.24 ft<sup>2</sup>  
145.23 m<sup>2</sup>

(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 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.

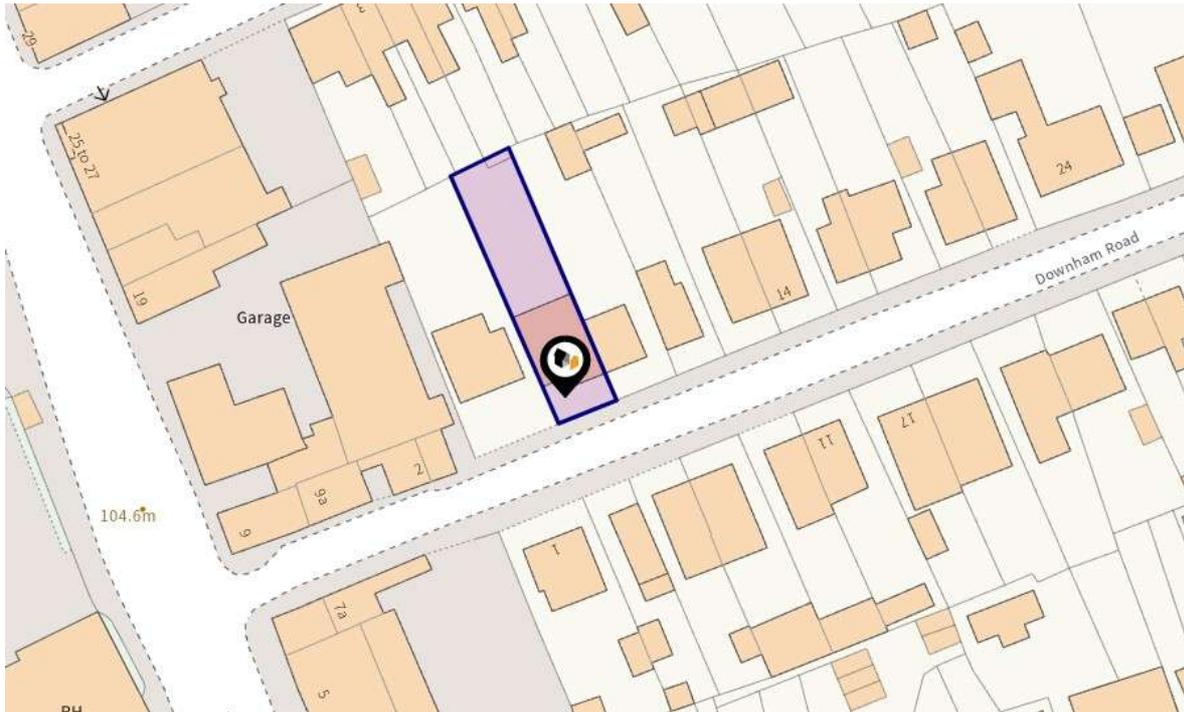
GIRAFFE360



Ground Floor



Floor 1



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

