



Station Road, Woburn Sands, MK17 8RU

Price: £575,000 Freehold



This charming red brick fronted four bedroom semi detached home, built in the early 1900s, is just a short walk from Woburn Sands High Street. Retaining character features such as an original fireplace in the lounge and exposed wood flooring to the entrance hall, lounge and dining room, the property also boasts high ceilings, coving, and large windows to most rooms. While in need of some modernisation, it presents an excellent opportunity to create a stunning period home. Offered for sale with no onward chain.



# Station Road

Woburn Sands, MK17 8RU



Woburn Sands is a community rich in amenities, perfectly catering to the everyday needs of its residents. The High Street is lined with a variety of shops, boutiques, cafes, pubs, restaurants, a post office, pharmacy, medical centre, library, and churches. Additionally, the area boasts a bowls club, tennis club, and nearby garden centres. The local railway station provides convenient connections to Bedford and Bletchley.

For even more options, 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. Regular bus services from the High Street and excellent road access to the A5, M1, and A421 Bedford Bypass make commuting easy. Additionally, the historic Woburn Abbey, safari park, and world-renowned Woburn Golf Course are just a short drive away.



Upon entering the hallway through the front door, which features panelled windows on either side and a stained-glass panel window above, you are greeted by a sense of character and charm. The hallway provides access to the lounge, dining room, kitchen, and under-stairs storage cupboards, with stairs rising to the first floor.

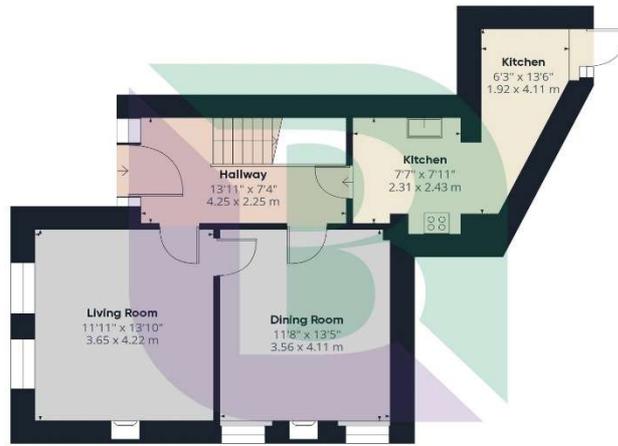
The lounge is a bright and welcoming space, featuring two windows to the front aspect that allow natural light to flood in. A stunning fireplace serves as the focal point, adding character. The dining room also has charm, with two windows to the side aspect and a fireplace that enhances the traditional feel of the property,

The kitchen was extended approximately 20 years ago and is fitted with a range of units and drawers, offering ample storage and workspace. There is a built-in microwave and fridge freezer. A skylight enhances the space with natural light. A door provides convenient access to the rear.

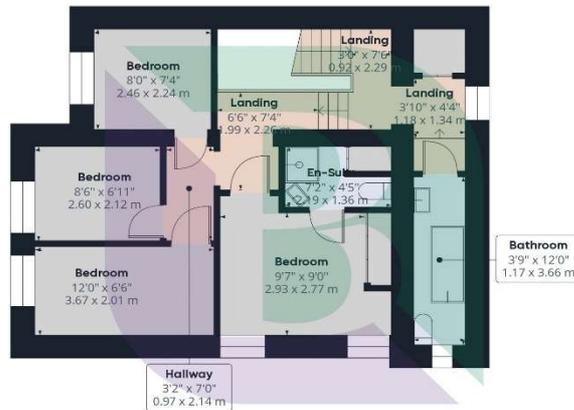
The first-floor landing is split level, providing access to the galley style bathroom, which features a roll-top, claw-foot bath, a WC, and a wash basin. Further doors lead to the four bedrooms, with the primary bedroom benefiting from a fitted double wardrobe with mirrored sliding doors and an en-suite shower room.

The property also benefits from a cellar, accessed via a hatch in the entrance hall floor. Spanning the length and width of the original property

Externally, the front of the property provides parking for one vehicle, with borders. To the rear, the garden is accessed via a passageway from the kitchen door. It features a mix of patio, decking, and lawned areas, complemented by shrubs and tree(s). There is also gated side access for convenience.



Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
 1087.05 ft<sup>2</sup>  
 100.99 m<sup>2</sup>

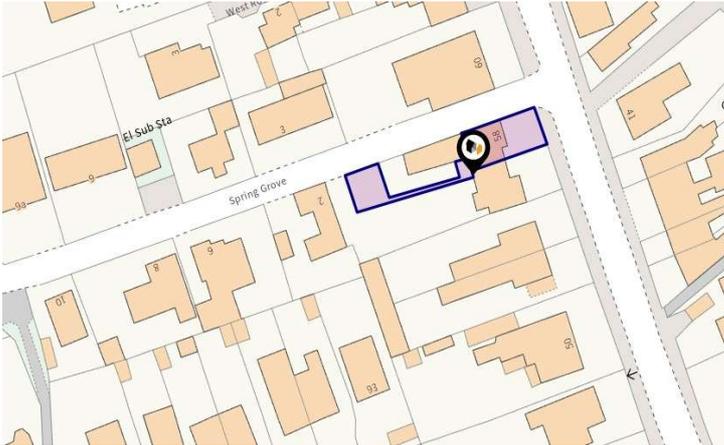
(1) Excluding balconies and terraces

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





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	
(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	

**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.



6 High Street  
Woburn Sands  
Buckinghamshire  
MK17 8RL

