



Ivyville, Woburn Lane, Aspley Guise, MK17 8JH

Price £795,000 Freehold



Set on the Woburn Lane in the much desirable and charming village of Aspley Guise, this detached home enjoys a private setting being non overlooked to the front and rear. Having been extended over the years, the property offers exceptionally spacious and versatile accommodation, making it an ideal family home.

Set on a generous plot, this residence is offered for sale with no onward chain.



Woburn Lane

Aspley Guise, MK17 8JH



Situated in the charming village of Aspley Guise, on the outskirts of Woburn Sands, offering the best of both worlds – tranquil countryside living with convenient access to modern amenities. The village itself boasts a hall, school, local pub, and golf course, while nearby Woburn Sands provides an array of pubs, restaurants, shops, and boutiques. Central Milton Keynes is just a short drive away. Offering excellent road access to the M1 and A421.



Upon entering the entrance hall, you are greeted by a staircase rising to the first floor. Doors provide access to the spacious living room, a separate family room, a rear lobby, and a convenient storage area with storage and shelving.

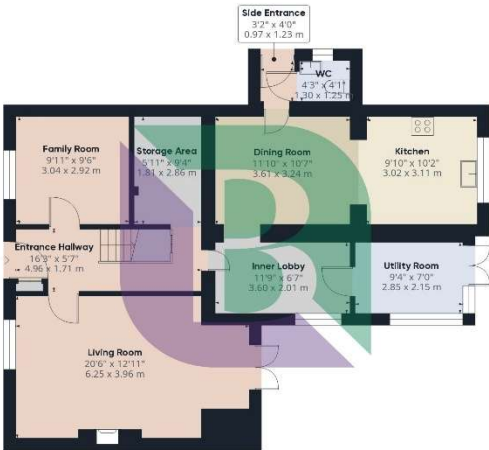
The living room serves as a wonderful retreat, dual aspect with double doors to the rear garden. Its focal point is a charming fireplace with a log burner inset, creating a cosy ambiance. The family room, with a window overlooking the front, offers a versatile space that can be tailored to suit various needs, whether as a playroom, home office, or an additional sitting area.

Also from the entrance hall, a door leads to the rear lobby, which seamlessly connects to the dining room via an archway and a door provides access to the utility room. The dining room opens to the kitchen, both benefiting from inset ceiling lights. The kitchen with a range of units and drawers, complemented by work surface incorporating an inset one and a half bowl single drainer sink unit and a gas hob. Additional features include a built-in double oven and space for a dishwasher and fridge freezer.

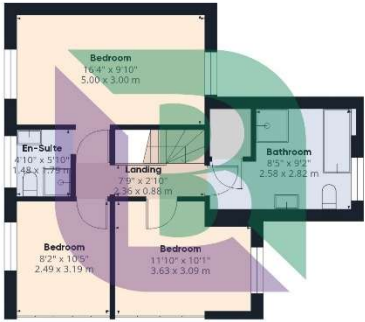
From the dining room, a door leads to the side lobby, with access to the downstairs cloakroom and a door provides external access to the side of the property. The utility room is fitted with additional units and work surface, featuring a classic butler-style sink and spaces for a washing machine and tumble dryer. Double doors open directly onto the rear garden, offering both convenience and a pleasant outlook.

From the first-floor landing, doors lead to three bedrooms. The primary bedroom enjoys a bright dual-aspect outlook and features an archway leading to the en-suite. The two additional bedrooms are both generously sized and benefit from built-in wardrobes. Completing the first floor is the family bathroom, which is fitted with a four-piece suite, including a bath and a separate shower cubicle.

Externally, the property is approached via a gravelled driveway, offering parking for approximately four vehicles and providing access to a single garage. The rear garden is a true haven for children and outdoor enthusiasts alike, featuring a spacious lawn with mature trees and shrubs. A patio area offers the perfect space for outdoor dining and relaxation, while a meandering pathway leads to the rear of the garden, adding a sense of charm and adventure to this delightful outdoor space.



Ground Floor



Floor 1



Approximate total area[®]
1432.91 ft²
133.12 m²

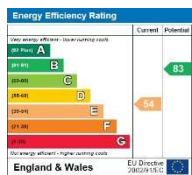
(1) Excluding balconies and terraces

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.

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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.



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