



# BEASLEY & PARTNERS

Hillway, Woburn Sands, MK17 8UL

Price: £1,285,000 Freehold







Situated in a highly desirable private cul-de-sac in Woburn Sands, this beautifully presented four bedroom detached home with a self-contained one-bedroom annex offers the perfect solution for multi-generational living. Set on a very generous plot of approximately a third of an acre, backing onto a field, the property enjoys a peaceful setting, making it an ideal family home with versatile living accommodation.

From the entrance hall stairs rise to the first floor and doors access the living room, downstairs cloakroom, office/snug and large open plan dining/family/kitchen area.

The lounge, with its charming box bay window, provides a tranquil and inviting space, enhanced by picture rails and a Portland stone fireplace with a wood burner inset. A further reception room, ideal as a snug or home office, is fitted with a range of bespoke built-in cupboards, a desk, and shelving along one wall. Bi-fold doors seamlessly connect this space to the dining area, creating a wonderful flow.

The open plan dining, family, and kitchen area is a superb space designed for both everyday living and entertaining. Bi-fold doors open out to the garden, while the vaulted ceiling with sky light windows and an additional side window allow for natural light. The kitchen area has three windows and features a granite-topped breakfast bar and a range of classic shaker-style units and drawers, all complemented by granite work surfaces. An inset ceramic double butler-style sink with drainer, integrated dishwasher and cooker with a chimney style extractor finish the look. An external door from the kitchen provides access to the side of the property and a door leads to the utility room fitted with storage cupboards and shelving, work surface with an inset sink and spaces for a washing machine and tumble dryer. A further door from the dining area provides access to the annex.

The annex is a great additional space, from the main house dining area you access to the bedroom/reception room which has an opening to the open plan kitchen and living area. The kitchen is fitted with a range of units, work surfaces incorporate an inset sink and drainer and an electric hob with chimney style extractor over. There is a built-in oven and integrated fridge and freezer and a breakfast bar. From the living area there is a bi-fold door to the shower room with a walk-in shower, vanity unit with an inset wash basin and wc, and an opening to a lobby with a utility cupboard with plumbing and space for a washing machine and external access to the front of the property, giving the annex its own private access.

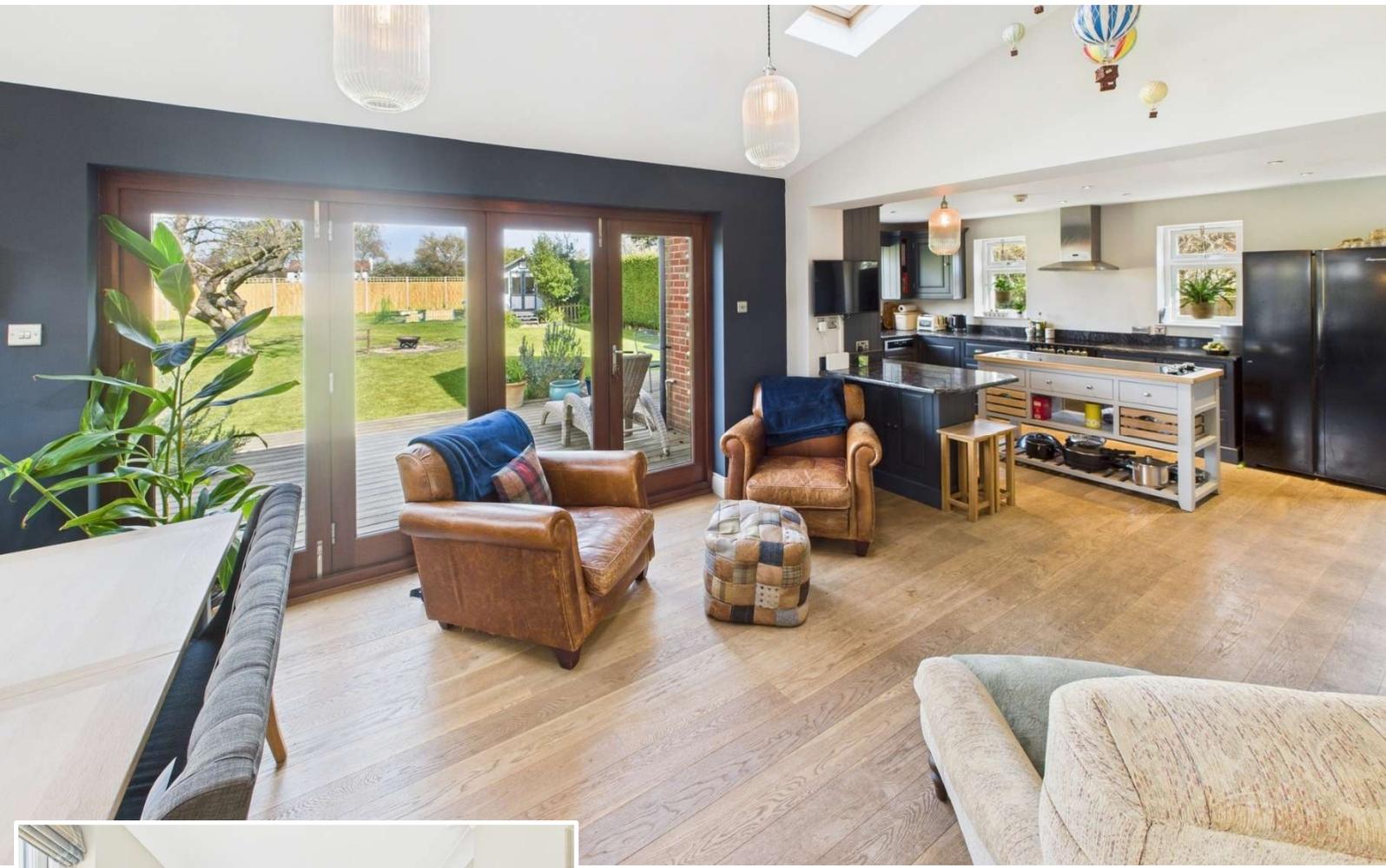


From the first-floor landing, doors lead to the family bathroom and four generously sized double bedrooms. The second bedroom enjoys a dual aspect and benefits from a spacious en-suite featuring a vaulted ceiling with Velux-style windows, eaves storage, and a walk-in shower, pedestal wash basin, and WC. The primary bedroom is a true retreat, entered via a dedicated dressing area complete with bespoke dressing table, drawers, shelving, and two treble wardrobes. A door leads to the en-suite, while an opening flows into the main bedroom area, which boasts dual aspect windows and a vaulted ceiling.

Externally, the property is accessed via gated entry onto a generous gravelled frontage offering ample parking for multiple vehicles. A double timber car port with electric rolling doors provides covered parking/storage, while a block-paved path leads to the gated side access, and the front entrances of both the main house and the annex.

To the rear, a large decked area creates the perfect spot for alfresco dining and relaxation, extending onto a substantial lawned garden with a central tree and planting borders and beds. At the far end of the garden, you'll find a summer house and a shed.

This private road is situated to the edge of Woburn Sands with stunning countryside on your doorstep. Nearby are garden centres, schools for all ages as well as Woburn Sands train station with trains to Bletchley and Bedford. The main hub of Woburn Sands is close by with its high street where you will find a variety of shops and boutiques. You will also find village pubs and great eateries. The town has the stunning backdrop of Aspley Woods. Neighbouring villages are Aspley Guise and Woburn. There are convenient road links to the M1 and A421 Bedford Bypass, and Central Milton Keynes is approximately a 10-minute drive.



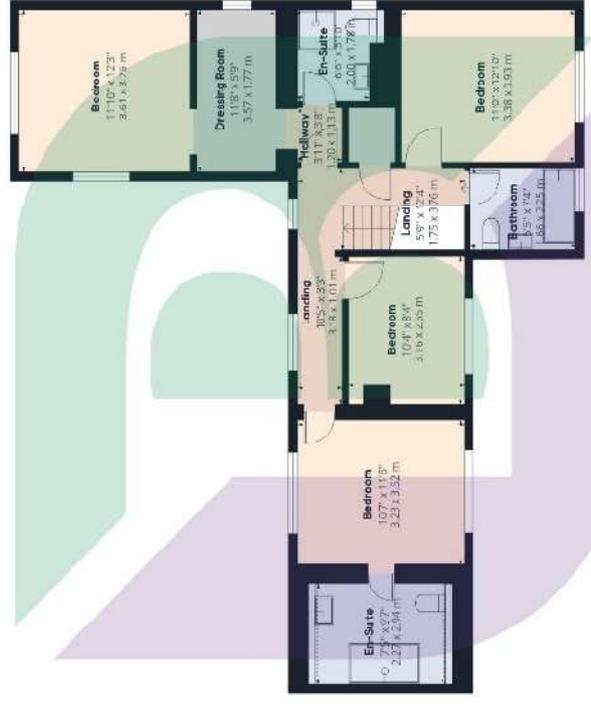
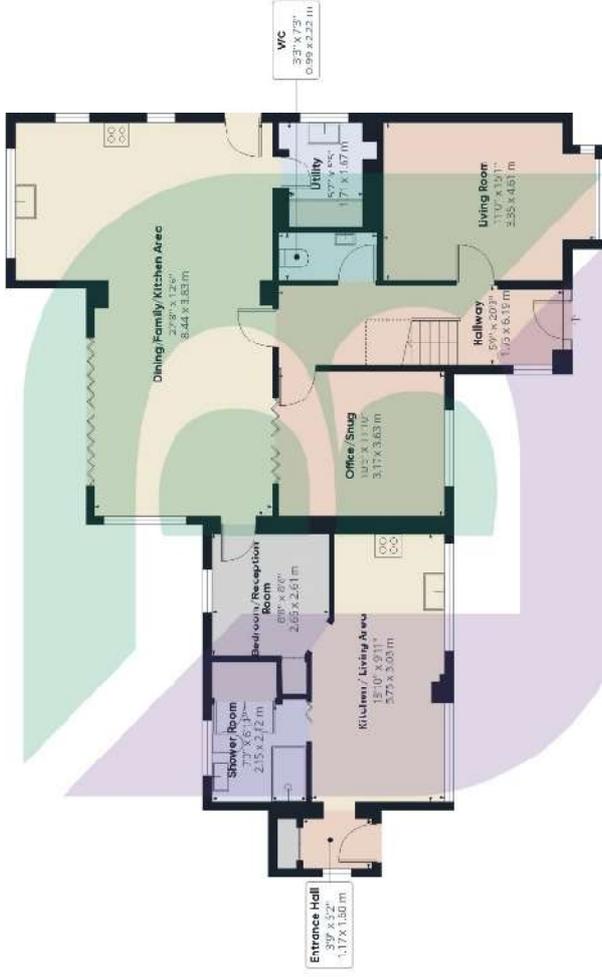












**Approximate total area<sup>1)</sup>**

2055.49 ft<sup>2</sup>  
190.96 m<sup>2</sup>

**Reduced headroom**

20.52 ft<sup>2</sup>  
1.91 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

**GIRAFFE360**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(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.

