



Spinney Cottage, Spinney Lane, Aspley Guise, MK17 8JT

Price: Offers Over £425,000 Freehold



This property is a rare gem, combining historical charm with modern comforts in an idyllic village setting. Don't miss the opportunity to make this enchanting Grade II listed cottage your new home.





# Spinney Lane

## Aspley Guise, MK17 8JT



Situated in the charming village of Aspley Guise, on the outskirts of Woburn Sands, this cottage offers 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.

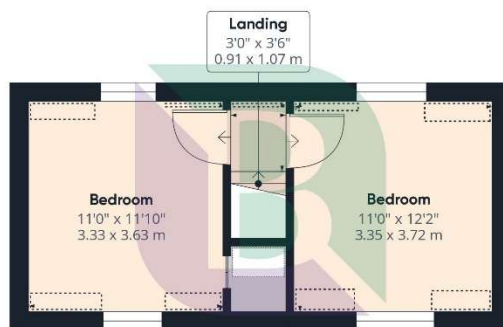
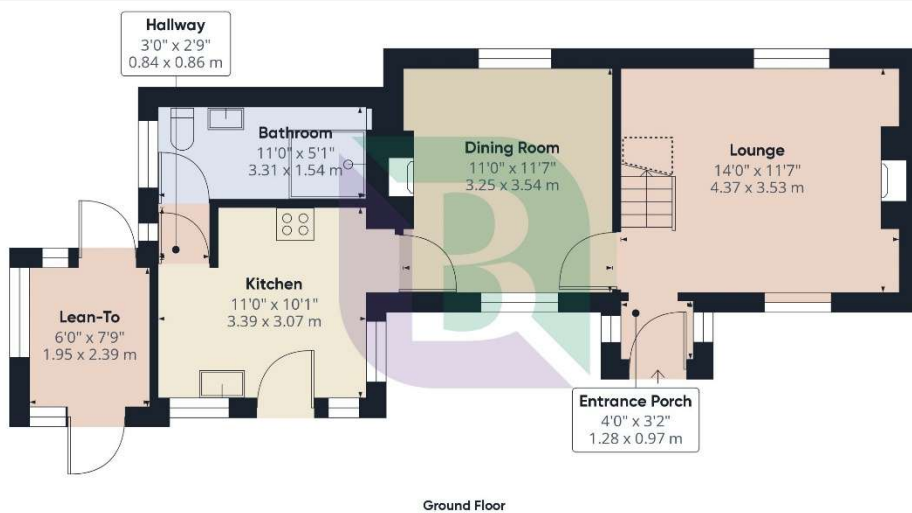


Timeless elegance and spacious living. Built circa the 1800s, this enchanting cottage offers a generous and thoughtfully designed layout. Enter through the welcoming porch into the cosy lounge, where you'll find dual aspect windows with shutters, exposed beams, a multi fuel burner set on a tiled hearth, and convenient storage flanking the chimney breast. The lounge also features an open tread staircase leading to the first floor and a latched door opening into the dining room. The dining room, with its dual aspect windows, exposed beams, and feature fireplace, provides a warm and inviting space for gatherings. Adjacent to the dining room is the bespoke country style kitchen, complete with a range of units and appliances. The kitchen's dual aspect windows, exposed beams, and barn-style door to the garden enhance its rustic charm. Access the refurbished shower room from the inner lobby from the kitchen, featuring beams, metro-style tiles, an inset niche, and a white suite with a walk-in shower.

Comfortable and charming bedrooms. The first-floor landing leads to two double bedrooms, both offering dual aspect windows and access to loft space. These bright and airy rooms continue the cottages theme of warmth and character.

The enchanting garden is accessible via wooden double gates, the front door, and the kitchen door. With its block paved and shingled areas, mature planting, pergola, and BBQ area, the garden exudes a genuine country feel and provides a perfect retreat for relaxation and outdoor entertaining. There is also a driveway providing parking for four vehicles.

The vendor has also informed the agent that the boiler has been updated along with a new consumer unit.



Approximate total area<sup>m</sup>

807.4 ft<sup>2</sup>

75.01 m<sup>2</sup>

**Reduced headroom**  
41.55 ft<sup>2</sup>  
3.86 m<sup>2</sup>

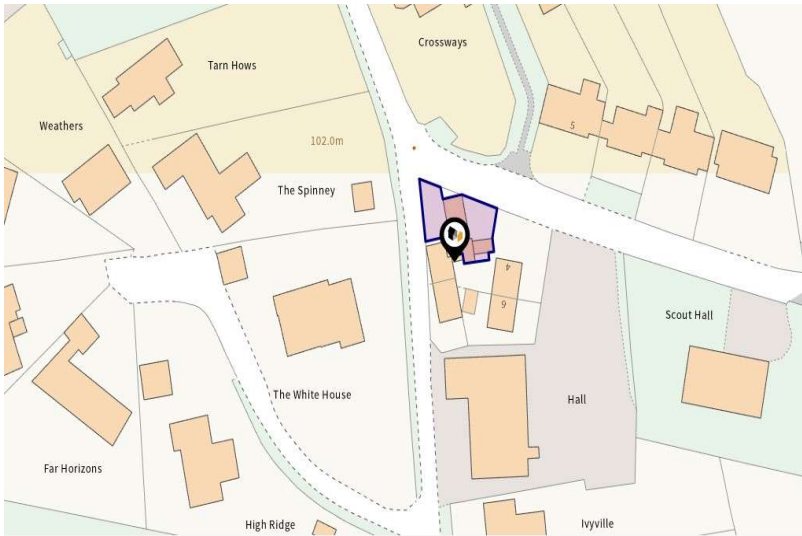
(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





## 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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