



Wood Street, Woburn Sands, MK17 8PH

Price £785,000 Freehold



Stunning landscaped rear garden. This four bedroom bay fronted detached house dating back to the early 1900's has lovingly been maintained by its current owners. The property over the years has been extended retaining the character of the original building, single storey in the 1980's and a first floor in the 1990's, providing larger accommodation for the growing family.

Situated in a prime location with a short walk to local amenities, open countryside and woodland of the Woburn Estates.



# Wood Street

## Woburn Sands, MK17 8PH



Woburn Sands boasts a wealth of amenities that cater to the daily needs of its residents. The High Street offers a variety of shops, boutiques, cafés, pubs, restaurants, a post office, pharmacy, medical centre, and library. Additionally, there are churches, a bowls and tennis club, and nearby are garden centres and the Aspley Guise and Woburn Sands Golf Clubs. The town also has a railway station with lines to Bedford and Bletchley and soon to be upgraded lines to Oxford.

A short drive of approximately 10-15 minutes takes you to Milton Keynes, which offers an extensive range of facilities, including a renowned shopping centre, theatre, cinemas, and leisure facilities. Milton Keynes Central Station provides a fast service to London Euston in under 45 minutes. There is also a regular bus service from the High Street. Excellent road links are available via the A5, M1, and A421 Bedford Bypass. A brief drive brings you to Woburn, known for its historic abbey, safari park, and world-renowned golf course.



This is truly a beautiful home, and from the moment you step into the entrance hall, there's an immediate sense of warmth. The hallway sets the tone with a real homely feel, featuring stairs rising to the first floor and doors leading to versatile living spaces.

To the front, the family room benefits from a charming bay window. There is also a convenient downstairs cloakroom. The generous dining room, which connects seamlessly to the kitchen/breakfast room and the spacious sitting room. This dining area also enjoys double doors opening onto the rear garden a window to the side, as well as a skylight, enhancing the flow of natural light.

From the dining room, two arches lead through to the kitchen/breakfast room, creating an open and sociable flow between the spaces. The kitchen has a window to the side and is fitted with a selection of cupboards and drawers, providing ample storage, and work surfaces incorporate a single drainer sink unit and a gas hob with extractor over. There is also space for a fridge freezer, microwave and a dishwasher. A door provides convenient access to the side of the property.

The spacious sitting room is a large bright and inviting space, enhanced by a large box bay window overlooking the stunning rear garden and an additional window to the side. A fireplace with a gas coal-effect fire provides a cosy focal point.

To the first floor are four generously sized bedrooms, with the primary bedroom featuring a charming bay window to the front and built-in wardrobes spanning one wall. In addition, there is a further room, ideal for use as a study or home office. There is a family bathroom fitted with a white suite complemented by tiling in addition to a shower room fitted with a shower cubicle, wc, wash basin and bidet finished with complimentary tiling.

Externally, the front of the property features a shingled driveway providing off-road parking for approximately three to four vehicles, leading up to a garage with double doors and a separate side door. The garage is partitioned at the rear to create a useful storage/utility area.

To the rear, the property truly comes into its own with an absolutely stunning and surprisingly secluded, landscaped garden. Beautifully stocked with a variety of mature trees, shrubs, plants, and flowers, this idyllic outdoor space offers multiple seating areas, perfect for relaxing and enjoying the peaceful surroundings, an ideal retreat.

**Agents Note**

The vendor has informed the agent of:

The property has 5kw eco green batteries for the solar panels which are all on a transferable tariff. There is an 'air source heat pump' as well as gas. The property is predominantly heated from the air source heat pump providing heating with zero CO<sup>2</sup> emissions. The air source heat pump comes with a three and a half years government grant of £1600 per annum (until March 2029).





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			81
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.



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