



BEASLEY
& PARTNERS

The Lodge, Heath Lane, Woburn Sands, MK17 8TW

Price: Offers Over £1,000,000 Freehold



Picturesque Grounds





- **No Above Chain**
- **Detached Bungalow**
- **Four Double Bedrooms**
- **Master Bedroom with Fitted Wardrobes & En-Suite**
- **Dual Aspect Open Plan Kitchen, Dining & Lounge with Double Doors**
- **Double Carport**
- **Gated Driveway**
- **Garden Office with Utility Room**
- **Extensive Picturesque Gardens**
- **Family Bathroom**
- **Kitchen With Double Oven & Five Ring Gas Hob. Space For Washing Machine & Dishwasher**
- **Block Wood Effect Work Surfaces**
- **Versatile Accommodation**
- **Adjacent To the Duke of Bedford's Woodland**
- **Viewing By Appointment Only**



Set on approximately one acre is this modern four bedroom detached bungalow offering versatile living accommodation. The beautiful leafy plot offers a picturesque setting adjacent to the Duke of Bedfords woodland just to the top of Aspley Heath. Offered for sale with no above chain.

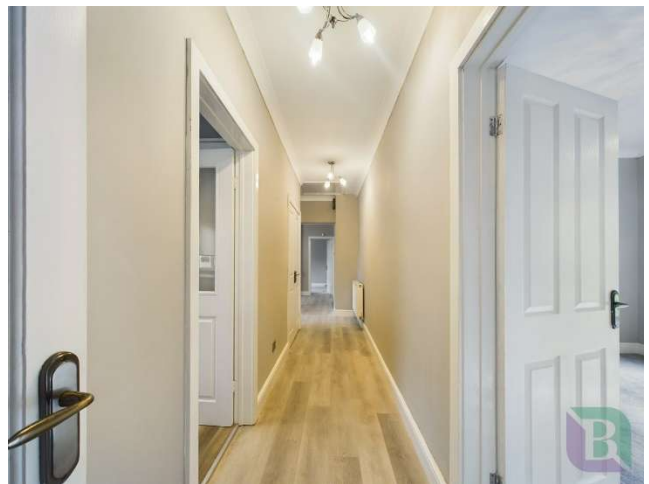
You enter the grounds through double gates to the driveway leading up to the bungalow, garden office and double carport, along with the extensive landscaped gardens laid principally to lawn with mature shrubs, trees, hedges, beds and borders.

The property itself is entered from the porch into the main hallway with doors leading to all accommodation. There is a modern open plan kitchen, dining and lounge area with dual aspect windows and double doors, allowing natural light to flood in. The master bedroom has fitted wardrobes and an en-suite with a walk-in shower. There is a family bathroom and three further double bedrooms, one could be used as a snug with double doors opening to the grounds.

From the main driveway is the garden office with two sets of double doors and a utility area, power and light is connected. To the side of the office is a double carport.

Agents note: The western side of the garden is currently rented on an annual basis from the Woburn Estate.

Aspley Heath is situated on the edge of the Woburn Estate and has direct access to the Heath itself where countryside walks and other outdoor activities can be pursued. Local shops can be found in the nearby small town of Woburn Sands along with restaurants and pubs. Local schooling is of a high standard with both the Primary and Extended Secondary schools. Private schooling is available at the Harpur Trust Schools in Bedford, Swanbourne and Stowe. The city of Milton Keynes is just a short drive away with its large shopping centre and wide range of leisure facilities.















Ground Floor Bui cing 1



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

GIRAFFE 360



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

