



Chapel Street, Woburn Sands, MK17 8PQ

Price £550,000 Freehold



Set in the desirable heart of Woburn Sands and in a prime location just a short walk from the high street and beautiful woodland, this fantastic three/four bedroom extended family home with a delightful southerly rear garden is offered for sale and presents versatile accommodation, ideal for modern family living.

The ground floor boasts a stunning open-plan layout incorporating living, dining, family, and kitchen areas, perfect for both everyday life and entertaining. Additionally, there is a downstairs cloakroom and ground floor bedroom with its own private shower/second reception room, offering flexibility. To the first floor are three bedrooms and the family bathroom.



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Woburn Sands is a community rich in amenities, perfectly catering to the everyday needs of its residents. The High Street is lined with a variety of shops, boutiques, cafes, pubs, restaurants, a post office, pharmacy, medical centre, library, and churches. Additionally, the area boasts a bowls club, tennis club, and nearby schooling. The local railway station provides convenient connections to Bedford and Bletchley.

For even more options, Milton Keynes is just a 10-15 minute drive away, offering an extensive array of facilities including a renowned shopping centre, theatre, cinemas, and various leisure activities. Milton Keynes Central Station offers a fast service to London Euston in under 45 minutes. Regular bus services from the High Street and excellent road access to the A5, M1, and A421 Bedford Bypass make commuting easy. Additionally, the historic Woburn Abbey, safari park, and world-renowned Woburn Golf Course are just a short drive away.



The living room is an inviting space, featuring an open fireplace, perfect for cosy evenings. This area flows seamlessly into the dining area, enhanced by a skylight and bi-fold doors that open out to the rear garden, creating a bright and airy atmosphere. The dining area in turn opens into the family room, which also benefits from a skylight and double doors leading to the garden, offering a fantastic space for both everyday living and entertaining. This then opens into the kitchen/breakfast area which is thoughtfully designed with a range of bespoke fitted cupboards and drawers, complemented by an island with a breakfast bar. All of this area has a natural stone floor and underfloor heating. The work surface includes an inset one and a half bowl sink unit. while a classic 'Rangemaster' cooker adds both style and functionality. There is a classic 'Rangemaster' cooker and spaces for a washing machine, dishwasher, and fridge freezer. A side door provides direct access to the rear of the property.

The property benefits from two front entrances, offering added flexibility and convenience. One entrance opens into a porch leading to the main entrance hall, where stairs rise to the first floor and doors provide access to the living room, a ground floor bedroom with private shower/second reception room, and a downstairs cloakroom. The second entrance opens into an additional hallway with a built-in storage cupboard and direct access to the kitchen. The property also boasts two boarded loft spaces.

From the first-floor landing there is access to the family bathroom and three bedrooms, the primary with a built-in double wardrobe.

Externally, the property boasts a beautifully maintained and well-stocked southerly facing rear garden, offering a peaceful and private outdoor retreat. A generous patio area provides ample space for garden furniture, while the neatly kept lawn is bordered by an array of trees, mature shrubs and plants. A garden shed offers additional storage.

At the rear of the garden sits a bespoke fully equipped garden room, built in 2021, complete with power, lighting, an air conditioning unit, and hard wired in internet and wifi, making it an ideal versatile space for a home office, studio, gym, or to just chill.

To the front is a block paved driveway which comfortably provides parking for three vehicles. The block paving flows round to the front porch, steps which lead up to the second entrance and the gated access to the side. There is a lawn area, tree, plant and shrub beds and borders.

The vendor has informed the agent that a planning application has been submitted for a potential second storey extension.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
A (95-100)		
B (81-94)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs:		
England & Wales	71	79
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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