



Aspley Hill, Woburn Sands, MK17 8NJ
Offers in Excess of £675,000 Freehold



Just a short walk from Woburn Sands High Street, this striking bay-fronted 1860s detached house has been sympathetically extended in later years. Offering generous and versatile accommodation, it provides an ideal family home with three reception rooms, four bedrooms, and two bathrooms. The property is further complemented by a double garage, a charming walled courtyard, and attractive south-easterly facing gardens. Additional features include sash windows (not all rooms), and the property is offered for sale with no onward chain.



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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 garden centres. 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 ground floor accommodation is accessed via the front door, which features decorative stained glass panels, leading into a the entrance hallway. From here, stairs rise to the first floor, with a door providing access to the living room and an arch with ornate corbels to the reception hall.

The living room is a bright area, featuring a large bay window to the front and an additional window to the side, allowing an abundance of natural light to fill the space. Notable features include picture rails, an arched alcove with shelving, and a fireplace that serves as a focal point.

From the spacious reception hall, a door provides access to a versatile reception room/office, double doors lead to the dining room, and a further doorway into the kitchen.

The reception room/office features a large bay window to the side and two smaller windows to the rear, flanking the chimney breast. Additional highlights include decorative ceiling corning and a convenient internal door connecting directly to the dining room.

The kitchen is fitted with a comprehensive range of units and drawers, complemented by work surfaces incorporating an inset sink and gas hob. A built-in double oven is included, while further features comprise an original tiled floor, a serving hatch to the dining room, and a window to the front.

The dining room benefits from double doors opening onto the courtyard garden, with additional side windows and skylights enhancing the natural light. From here, a rear lobby provides access to the downstairs cloakroom and the utility room, which offers storage, a sink unit, space for white goods, tiled flooring, a window, and a door leading to the courtyard garden. A further door from the utility room leads through to a dedicated storage area.

On the first floor, a spacious landing provides access to the family bathroom and four generous bedrooms.

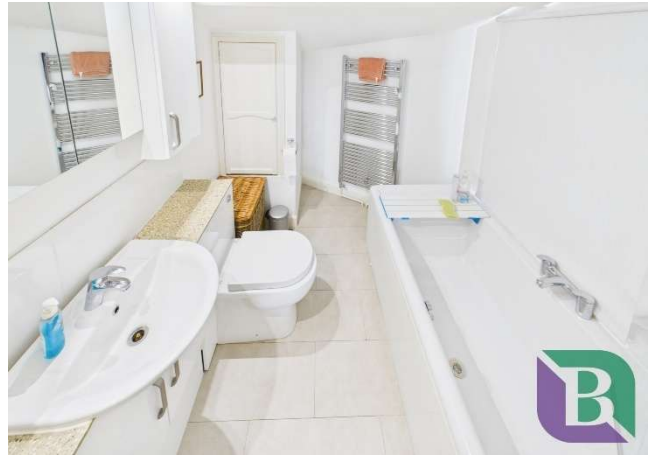
The family bathroom, accessed via a short step down, is fitted with a white suite and vanity storage.

The double bedroom to the front features a large bay window, an additional side window, and built-in wardrobes. Steps lead down to a generous single bedroom with a side window and a Velux window, and there is a further double bedroom with a bay window to the side and two smaller windows.

The primary bedroom benefits from a range of built-in wardrobes and double doors opening onto a balcony, providing a perfect spot for morning coffee. Steps lead down into a private ensuite with a walk-in shower, while an additional door connects to a dressing room with dual-aspect windows. From the dressing room, a staircase descends to the courtyard garden, offering convenient private access.

Externally to the front and side of the property is a gravelled garden area, shrub and plant beds/borders and a block paved driveway leading up to the double garage with an electric door. From the driveway gated access leads to the walled courtyard garden which has further access to the private and delightful split level garden which has a wide variety of well stocked beds and borders and well kept lawn.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	69

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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