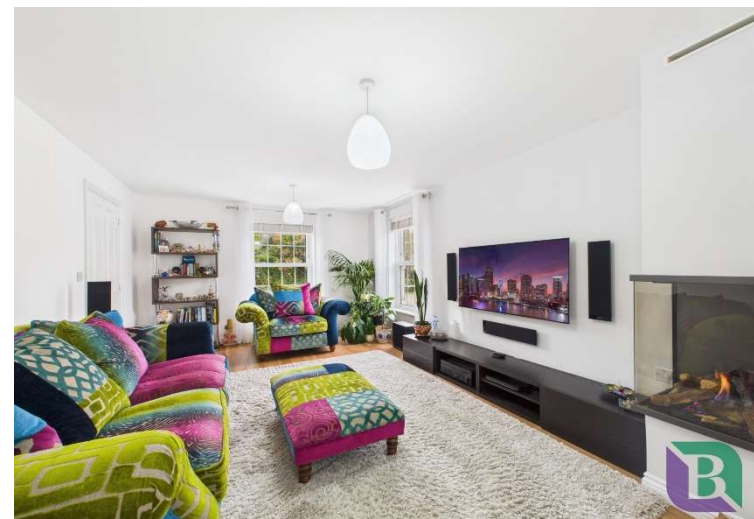


Kiln Drive, Woburn Sands, MK17 8FE

Guide Price: £600,000 Freehold



This impressive five-bedroom detached property offers the perfect blend of modern comfort and timeless style. Spacious and beautifully presented throughout, the home provides an exceptional standard of living, arranged thoughtfully across three well-proportioned floors.



Kiln Drive

Woburn Sands, MK17 8FE



Superbly located near Woburn Sands train station, the property enjoys easy access to green spaces, a nearby pond, and well regarded local schools. Woburn Sands Sports Hall and the vibrant high street—with its selection of boutiques, pubs, shops, and eateries—are all within close reach. The town sits against the stunning backdrop of Aspley Woods, with neighbouring villages including Aspley Guise and Woburn also close by. Excellent road links connect to the M1 and A421 Bedford Bypass, while Central Milton Keynes lies approximately a 15-minute drive away.



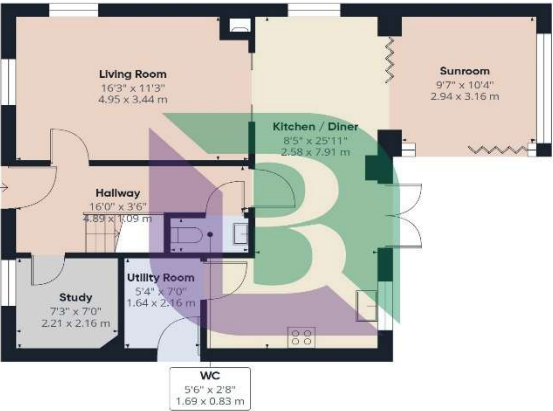
A welcoming entrance hallway sets the tone on the ground floor, offering access to the principal living spaces. To the front, a bright and airy living room benefits from large windows and a striking peninsula-style fireplace, creating a warm and inviting atmosphere. Opposite, a useful study provides an ideal space for remote working, hobbies, or quiet reading.

The heart of the home is the generously sized open-plan kitchen/diner, extending over 25 feet and perfect for entertaining or family gatherings. Stylish and practical, it offers ample workspace and storage, and flows beautifully into the sunroom, where bi-folding doors open onto the rear garden—ideal for indoor/outdoor living. Supporting this space is a well-appointed utility room, while a separate WC completes the ground-floor accommodation.

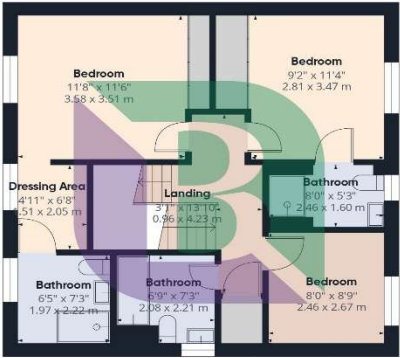
Stairs rise to the first floor, where the master bedroom serves as a true retreat, complete with a spacious dressing area and private en-suite shower room. A second bedroom on this floor also benefits from its own en-suite, offering excellent comfort and flexibility. A further bedroom is situated opposite, while a stylish family bathroom caters for household needs.

The second floor houses two additional double bedrooms, each enjoying generous ceiling height and natural light—perfect for older children, guests, or flexible living arrangements. A further bathroom provides added convenience on this level.

Externally, the property boasts a private rear garden with artificial grass for easy maintenance, complemented by an attractive Indian limestone patio—ideal for summer dining and relaxation. To the rear a single garage and to the front a driveway offer secure parking.



Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾
1639 ft²
152.2 m²

(1) Excluding balconies and terraces

Reduced bedroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





6 High Street
Woburn Sands
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MK17 8RL

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.

