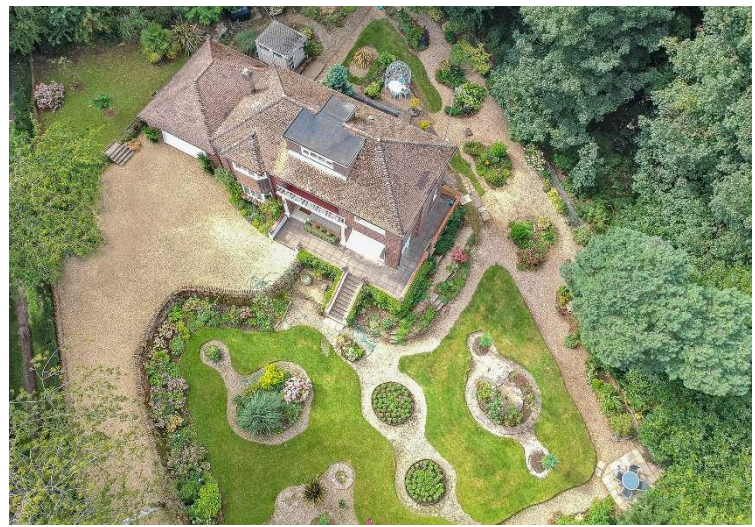




High Trees, Silverbirches Lane, Aspley Heath, MK17 8TL
Price £1,400,000 - Freehold



Occupying an exceptional position in one of the area's most sought-after locations, this substantial detached family residence offers versatile accommodation, beautifully maintained wrap around gardens, a double garage and generous private parking, all set within a mature and established plot.



Silverbirches Lane

Aspley Heath, MK17 8TL



Located in a premier location of Aspley Heath, on a private road, one of the area's most sought-after addresses, offering woodland walks right on the doorstep, ideal for those seeking a tranquil yet accessible location. Nearby 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.



The property is approached via double wrought iron gates which open onto a sweeping shingled driveway, providing extensive parking and access to the detached double garage. From the outset, the home exudes character and individuality, combining spacious reception areas with flexible family living accommodation arranged over three floors.

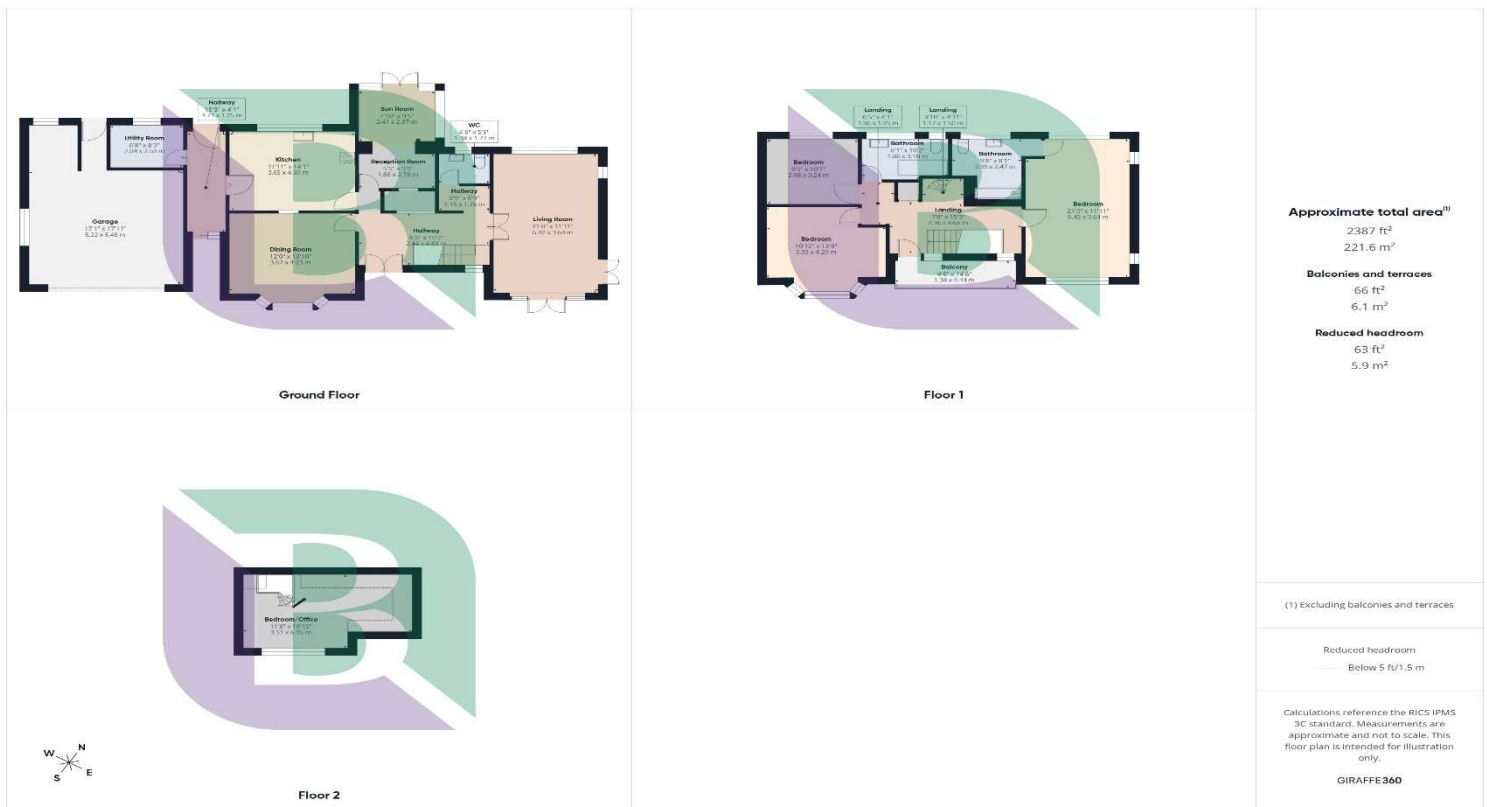
Entrance doors open into an impressive reception hall featuring decorative ceiling beams, an attractive illuminated display recess and staircase rising to the first floor. A cloakroom is positioned off the hall, whilst the principal reception rooms flow naturally from the central entrance space.

The dining room enjoys views over the front garden and provides an elegant setting for formal entertaining. To the rear, the fitted kitchen is comprehensively equipped with a range of wall and base units, integrated appliances and ample worktop space, opening conveniently to a split-level breakfast room with windows to two aspects and doors leading out to the garden. A separate utility room is accessed via the covered passageway, providing additional storage and laundry facilities.

The outstanding living room extends to over 21 feet in length and enjoys a triple-aspect outlook, flooding the room with natural light. A feature stone fireplace creates an attractive focal point, while multiple glazed doors provide direct access to the surrounding gardens and outdoor seating areas. In addition, a further reception room and adjoining sunroom offer valuable flexibility, ideal as a family room, home office, playroom or additional entertaining space.

The first floor is centred around a spacious landing with and access to a balcony overlooking the front gardens. The principal bedroom is particularly impressive, enjoying a triple-aspect outlook, extensive fitted furniture and a beautifully refitted en-suite shower room with walk-in shower. Two further double bedrooms are served by a family bathroom, while the generous landing provides access via a spiral staircase to the second floor. Occupying the upper floor is Bedroom Four, a highly versatile space that could equally function as a home office, studio, hobbies room or guest suite, benefiting from windows to both front and rear elevations.

Externally, the property is complemented by beautifully landscaped gardens laid predominantly to lawn with mature hedging, stone walling and well-stocked flower and shrub borders providing colour and privacy throughout the seasons. The detached double garage benefits from power, lighting and additional storage facilities, while a separate garden shed further enhances the practicality of this impressive family home.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(93-100)	A		
(81-92)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(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.



6 High Street
Woburn Sands
Buckinghamshire
MK17 8RL

