



Weathercock Close, Woburn Sands, MK17 8SL

Price £375,000 - Freehold



This extended three double bedroom semi-detached home offers generous and versatile living space, perfectly suited for family life. Offered for sale with no upper chain and benefits from a driveway providing parking for up to three vehicles, a garage and a mature private rear garden.



Weathercock Close

Woburn Sands, MK17 8SL



Woburn Sands prides itself on the many facilities it has to offer adequately catering for the general day to day requirements of its residents. The High Street has a range of shops, boutiques, cafés, pubs, restaurants, post office, pharmacy, medical centre, library as well as churches, a bowls club, tennis club and garden centres close by. Woburn Sands also has a railway station with lines to Bedford and Bletchley.

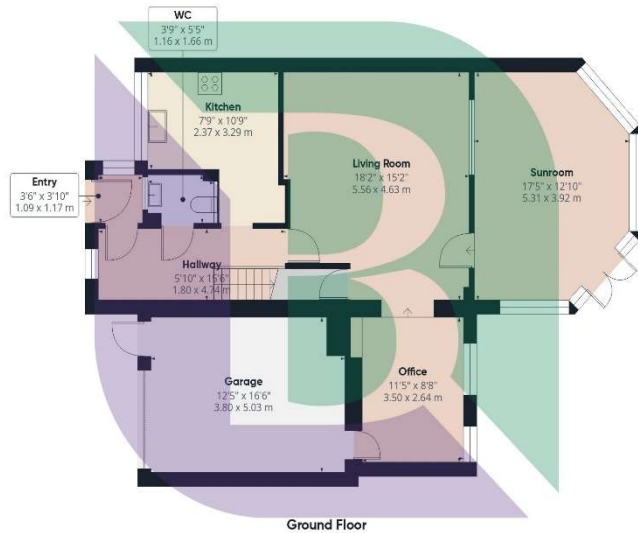
Milton Keynes, approximately a 10- 15 minute drive offers a greater choice of facilities including its renowned shopping centre, theatre, cinemas, leisure facilities & so much more. Milton Keynes mainline Central Station has a fast service to London Euston in less than 45 minutes. There is also a regular bus service from the High Street. There is good road access to the A5, M1 and A421 Bedford Bypass or a short drive is Woburn with its historic abbey, safari park and world renowned Woburn Golf course.



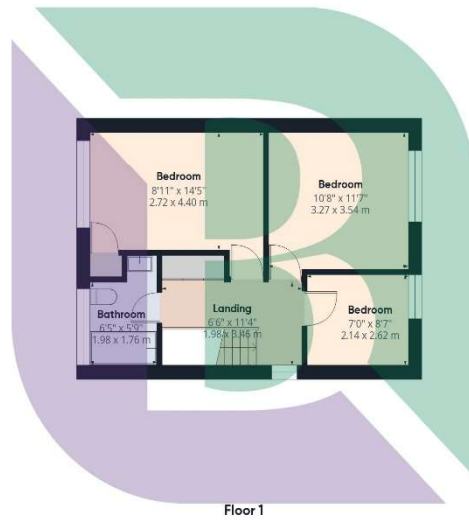
The property is entered via a welcoming entrance porch leading into a central hallway. The ground floor accommodation is both spacious and flexible, comprising a convenient WC, and an L-shaped kitchen fitted with a range of units and ample worktop space. To the rear of the ground floor, the main living areas include a bright and comfortable lounge dining area, creating an excellent space for both everyday living and entertaining. A separate study space off of the lounge provides an ideal home office or additional reception room area, while the conservatory offers further living space with pleasant views over the rear garden and an abundance of natural light flooding in.

Upstairs, the property features and benefits from three well-proportioned double bedrooms, all offering excellent space for family living. The family bathroom is fitted with a suite serving all bedrooms.

To the front, a generous driveway provides off-road parking for multiple vehicles and leads to the garage. The rear garden is a standout feature—mature, private, and thoughtfully maintained, offering a peaceful setting ideal for outdoor dining, relaxation, and family use.



Approximate total area⁽¹⁾
 1447 ft²
 134.5 m²



(1) Excluding balconies and terraces

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

GIRAFFE360





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		88
(81-91)	B		
(69-80)	C	71	
(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	

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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