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9 Tidbury Close, Woburn Sands, Milton Keynes, MK17 8QW

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Guide Price £600,000

- EXCEPTIONAL FOUR BEDROOM DETACHED FAMILY HOME
- QUIET CUL-DE-SAC LOCATION
- IMPRESSIVE 30FT REFITTED KITCHEN/DINING ROOM
- SEPARATE STUDY & UTILITY ROOM
- DRIVEWAY PARKING, EV CHARGER & INTEGRAL GARAGE
- NO ONWARD CHAIN
- HIGHLY SOUGHT-AFTER VILLAGE OF WOBURN SANDS
- TWO ENSUITE SHOWER ROOMS
- BEAUTIFULLY MAINTAINED REAR GARDEN
- INTERACTIVE VIRTUAL TOUR

Offered to the market with no onward chain, this exceptional four-bedroom detached family home occupies a pleasant position within a quiet cul-de-sac in the highly sought-after village of Woburn Sands. Beautifully updated by the current owners, the property combines contemporary styling with spacious and versatile accommodation ideally suited to modern family living.

The property is entered via a welcoming L-shaped entrance hallway with stairs rising to the first floor. To the front of the home, a separate study provides an ideal space for home working, while the main living room is accessed through elegant glazed double doors and features a striking chimney breast alongside a large front-facing window allowing for plenty of natural light.

Positioned to the rear of the property, the impressive kitchen/dining room forms the true heart of the home. Extending to approximately 30ft in length, this beautifully refitted country-style kitchen offers an extensive range of floor and wall-mounted units with work surfaces over, integrated appliances, and ample space for both dining and entertaining. French doors and rear-facing windows create a bright and sociable space with direct access onto the garden.

The ground floor further benefits from a practical cloakroom/utility room with space for laundry appliances, alongside internal access to the integral garage.

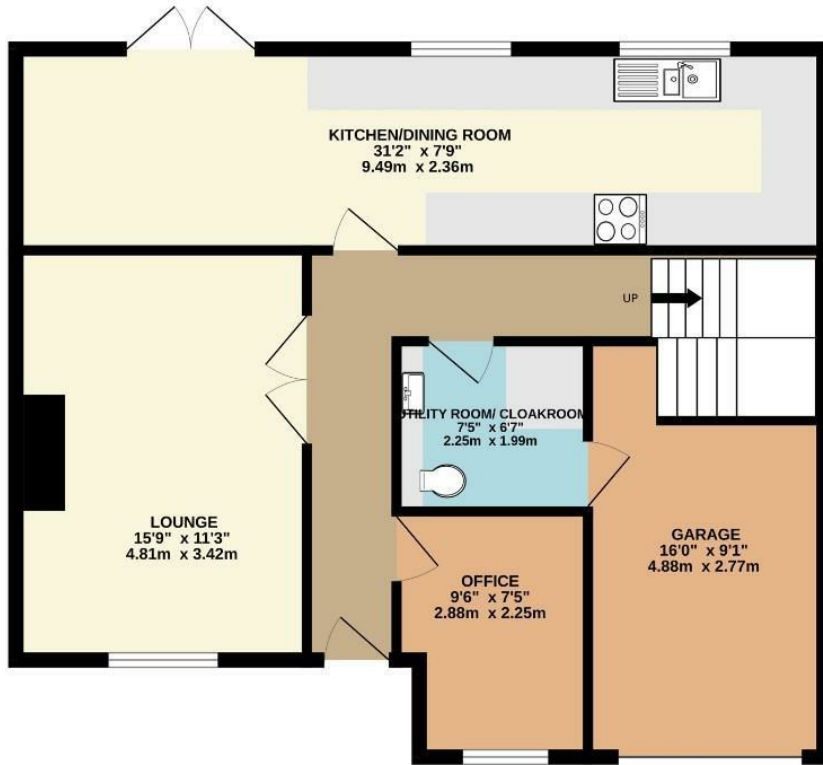
The first-floor landing leads to four generously proportioned bedrooms, all offering excellent space for family living. The main bedroom benefits from a stylish contemporary ensuite shower room, while the second bedroom also enjoys the convenience of its own ensuite facilities. Two further well-sized bedrooms are served by a modern family bathroom fitted with a bath and shower over.

Externally, the property continues to impress with a beautifully maintained rear garden featuring a patio seating area, gravelled entertaining spaces, lawn, and mature flower beds and shrubbery, creating a private and attractive outdoor setting. Side gated access leads to the front where a driveway provides parking for multiple vehicles and benefits from an EV charging point. The integral garage is fitted with an electric roller door alongside power and lighting.

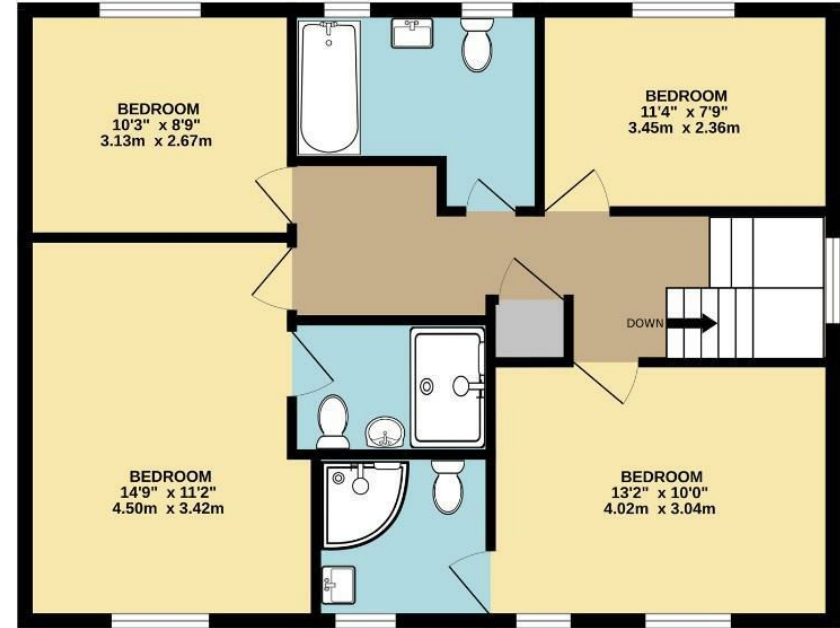
Woburn Sands is a highly desirable village renowned for its blend of countryside charm and everyday convenience. The vibrant High Street offers an excellent range of independent shops, cafés, restaurants, pubs, and essential amenities, while nearby leisure facilities include tennis and bowls clubs alongside scenic countryside walks.

The village is exceptionally well connected, with Woburn Sands railway station providing rail links to Bedford and Bletchley, while nearby Milton Keynes offers extensive shopping, entertainment, and fast rail services into London Euston in under 45 minutes. Excellent road connections via the A5, A421, and M1 further enhance the appeal of this outstanding location.

GROUND FLOOR
784 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 1516 sq.ft. (140.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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