



West Hill | Aspley Guise | Milton Keynes | MK17 8DS

Offers In Excess Of £450,000

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We are delighted to present this extensively refurbished two bedroom character property finished to a high standard of luxury while retaining character and charm throughout. Situated in the sought after village of Aspley Guise walking distance to shops, pubs and restaurants. The accommodation includes a spacious living room with dining area, newly fitted kitchen, family room/dining room, two double bedrooms, a loft room as well as a high spec shower room. Outside you have a driveway with parking for two cars, large garden including a garden room with sauna. Offered for sale with no upper chain.

- Beautifully refurbished character property in the highly sought-after village of Aspley Guise.
- Fully renovated in 2023, including new electrics, plumbing, boiler, kitchen, shower room and re-plastering throughout.
- Stunning open-plan sitting/dining room with original early 1800s quarry tiled flooring and a wood-burning stove.
- Contemporary newly fitted kitchen with high-quality finishings and excellent storage.
- Two double bedrooms plus a loft room, ideal as a home office, hobbies room or occasional guest space.
- Off road parking for two cars.
- Landscaped rear garden with entertaining terrace, fire pit, mature planting and lawn.

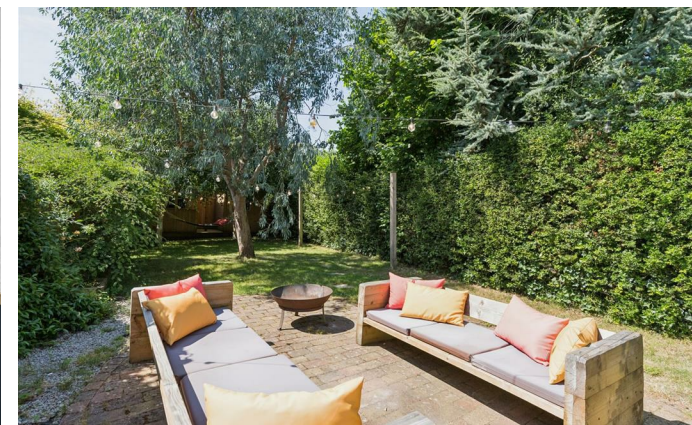
Welcome to West Hill

Occupying an attractive position on sought-after West Hill in the heart of Aspley Guise, this charming period semi-detached home enjoys an appealing brick façade, complemented by mature wisteria that frames the front elevation. A gravelled driveway provides off-road parking for two cars, while a paved pathway leads to the front entrance and continues with gated side access to the rear garden. The property retains a wealth of character with timber-style sash windows, exposed brickwork and an attractive cottage-style entrance. Aspley Guise is renowned for its historic character, with many traditional red brick homes and tree-lined streets contributing to the village's distinctive charm.

Sitting/Dining Room

20'4" x 12'7" (6.2 x 3.86)

A stunning open-plan sitting and dining room that has been comprehensively refurbished to an exceptional standard, combining contemporary design with period character. Original 1800s quarry tiled flooring extends throughout, complemented by exposed brickwork, while an impressive exposed brick fireplace with a cast-iron log-burning stove creates a focal point. A bespoke oak staircase with glazed balustrade provides a striking feature, with cleverly designed understairs storage and wine display beneath. The generous dining area comfortably accommodates a large table, while the room benefits from brand new electrics, newly plastered walls and ceilings, creating a beautifully finished space that retains all the charm of this character home.





Kitchen

9'3" x 7'8" (2.82 x 2.34)

Fitted in 2023, the stylish galley kitchen has been thoughtfully designed to complement the character of the home, featuring a range of contemporary shaker-style units finished in a striking charcoal colour with solid oak work surfaces and classic subway tiled splashbacks. Integrated appliances include a Bosch electric oven with induction hob and extractor above, while a ceramic sink is perfectly positioned beneath a window overlooking the garden. Original 1800s quarry tiled flooring continues seamlessly from the dining room, reinforcing the property's period charm.

Family Room

14'0" x 13'6" (4.29 x 4.14)

The impressive family room forms a superb extension to the home, creating a versatile additional reception space with a vaulted ceiling, exposed oak beam and Velux rooflights that flood the room with natural light. Bi-fold doors open directly onto the rear garden, while wood-effect flooring, contemporary column radiators and recessed LED lighting enhance the stylish finish.

Bedroom One

12'2" x 11'3" (3.71 x 3.45)

Bedroom One is a generously proportioned double bedroom. The room offers ample space for freestanding furniture and benefits from a modern column radiator. A striking bespoke steel and oak staircase provides access to the second-floor loft room, creating a unique architectural feature while offering flexible additional accommodation ideal as a dressing room, home office or occasional bedroom.

Loft Room

13'5" x 13'1" (4.09 x 3.99)

The second-floor loft room provides a versatile additional space, ideal as a dressing room, home office, hobbies room or occasional guest accommodation. Filled with natural light from a Velux roof window and benefiting from fitted storage, useful eaves cupboards and a contemporary finish, the room makes excellent use of the converted roof space.

Bedroom Two

8'7" x 7'8" (2.64 x 2.34)

Bedroom Two is a well-proportioned double bedroom enjoying a peaceful rear aspect with attractive views over the garden and surrounding greenery. The room offers space for a double bed and freestanding furniture, while dual windows allow an abundance of natural light to fill the space.

Bathroom

Fitted in 2023, the beautifully appointed shower room has been finished in a timeless contemporary style, featuring classic white metro tiling complemented by contrasting matt black fittings and fixtures. The suite comprises a generous walk-in shower with rainfall shower head and separate handheld attachment, a traditional-style wash hand basin with exposed pipework, and a low-level WC with a wooden seat.

Garden

The rear garden has been beautifully landscaped to create a private and tranquil outdoor space. A generous brick-paved terrace provides an ideal seating and dining area, complete with a fire pit and festoon lighting, while the lawn is bordered by mature trees, established hedging and colourful planting that offer an excellent degree of privacy.

Cabin

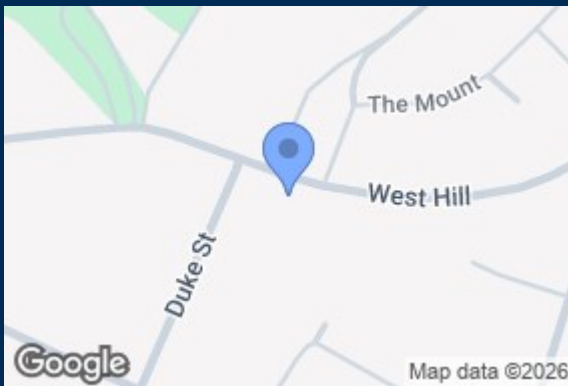
9'4" x 9'3" (2.87 x 2.82)

The substantial timber garden cabin provides an exceptional lifestyle addition, featuring a covered veranda that creates the perfect sheltered seating area overlooking the garden.

Sauna

7'1" x 4'3" (2.18 x 1.32)

Adjoining the veranda is a fully fitted sauna, offering a luxurious space to relax and unwind. This versatile outbuilding enhances the property's appeal, providing an ideal retreat for wellness, entertaining or home working, all set within the peaceful surroundings of the rear garden.



Approximate Gross Internal Area
 Ground Floor = 49.0 sq m / 527 sq ft
 First Floor = 30.6 sq m / 329 sq ft
 Second Floor = 16.4 sq m / 176 sq ft
 Outbuilding = 11.9 sq m / 128 sq ft
 Total = 107.9 sq m / 1,160 sq ft

5m / 5'0"



First Floor

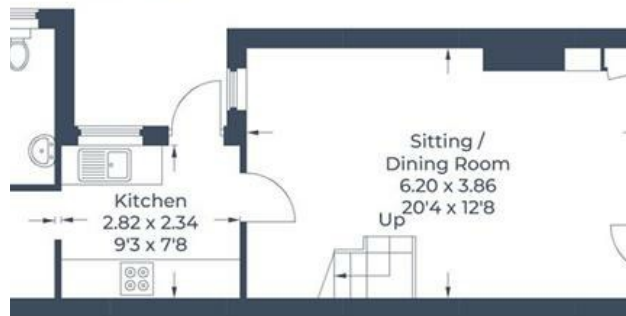


Illustration for identification purposes only,
 measurements are approximate, not to scale.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>A (92-100)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>	<p>85</p> <p>62</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>A (02-10)</p> <p>B (01-09)</p> <p>C (00-08)</p> <p>D (00-07)</p> <p>E (00-06)</p> <p>F (00-05)</p> <p>G (00-04)</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Duck End
 Great Brickhill
 Buckinghamshire
 MK17 9AP

01525 261100

enquiries@finehomesproperty.co.uk