



Salford Road, Aspley Guise, MK17 8HZ

Price £1,400,000 Freehold



A spacious bungalow with land in a secluded position within the highly desirable village of Aspley Guise, offering versatile and well proportioned accommodation throughout, with great potential for extension or further development (subject to relevant planning permission).



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A standout feature is the location. The property is situated in grounds of approximately 10 acres, including large established gardens, a copse, and pastureland, and is approached along a tree-lined private driveway. The grounds offer a high degree of privacy and provide excellent opportunities to simply enjoy the outdoor space or an activity such as equestrian use.



At the front of the property a large central entrance hallway provides access to the principal rooms and a cloakroom ideal for visitors.

There is a generous living room which enjoys views over the rear gardens and opens into a separate dining room ideal for entertaining.

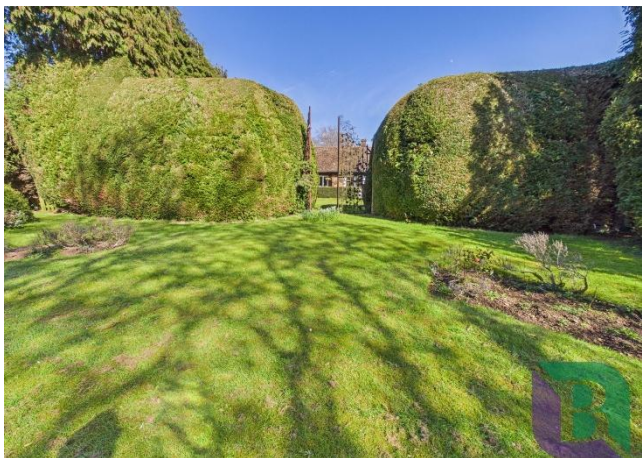
The kitchen/breakfast room overlooks the front garden and driveway and has views of the pastureland and open countryside beyond. A utility room adjacent to the kitchen has direct access to the attached double garage.

There are three bedrooms, including a substantial master bedroom with ensuite bathroom and a walk-in wardrobe. A family bathroom serves the other bedrooms. In addition, there is a versatile study/bedroom, ideal for home working or occasional guest accommodation.

A large, boarded loft is currently used for storage but could be converted into additional habitable space such as bedrooms with a further bathroom or workspace, if required (subject to relevant planning permission).

Aspley Guise is a village near to Woburn and the Woburn Abbey Estate, and to the local services and facilities in Woburn Sands with Central Milton Keynes, with its extensive shopping, dining and leisure facilities, as well as fast rail links to London, Birmingham and Manchester, is within easy reach. Nearby major road connections, including the M1 and A421, also provide excellent transport links.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A (91-100)	
B (81-90)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
Current	Potential
	72
	33
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
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