

The Mount, Aspley Guise, MK17 8DZ

Guide Price: £900,000 Freehold







## A Striking Modern Detached Home in Prestigious Aspley Guise

Set within the highly sought-after village of Aspley Guise, this stunning three/four bedroom detached home blends contemporary design with stylish living spaces, offering a perfect balance of elegance and comfort. Offered for sale with no above chain.

Offering over 2,000 sq ft of accommodation, this impressive modern home has been thoughtfully designed for open-plan living and finished to a superb standard throughout.

The property also benefits from a range of high-quality features, including an air source heat pump, dual-function air conditioning units to the first floor, a stylish log burner in the living room, and under floor heating across all levels. The kitchen is further enhanced by the convenience of electronic blinds, adding to the home's modern efficiency and comfort.

You enter into this bright property through large sliding doors into a sun room overlooking the frontage from here a front door accesses the main hall, with two double storage cupboards, door to a shower room, stairs descending to the office/snug and a door into the kitchen/dining area.

The kitchen/dining area, enhanced by dual-aspect windows, is a bright and versatile space fitted with sleek, contemporary units and drawers. Generous work surfaces include an inset induction hob with extractor above, while a central island provides further storage and preparation space, incorporating a one-and-a-half bowl sink and drainer. A full complement of integrated appliances includes double ovens and dual-function microwave/steamer, fridge freezer, and dishwasher, with plumbing for a washing machine neatly positioned within the under stairs cupboard.



The living room is another bright space with windows, large sliding doors and a floor to ceiling corner window. To add cosiness and warmth there is a stylish log burner.

From the first-floor landing, which includes a useful double storage cupboard, there is access to the family bathroom and three bedrooms. These comprise two generous double bedrooms and the luxurious principal suite.

The principal suite is a chic and well-appointed space, complete with built-in wardrobes and a door opening onto a Juliet balcony. It also benefits from a walk-in dressing room and a stylish en-suite bathroom, creating a perfect retreat within the home.

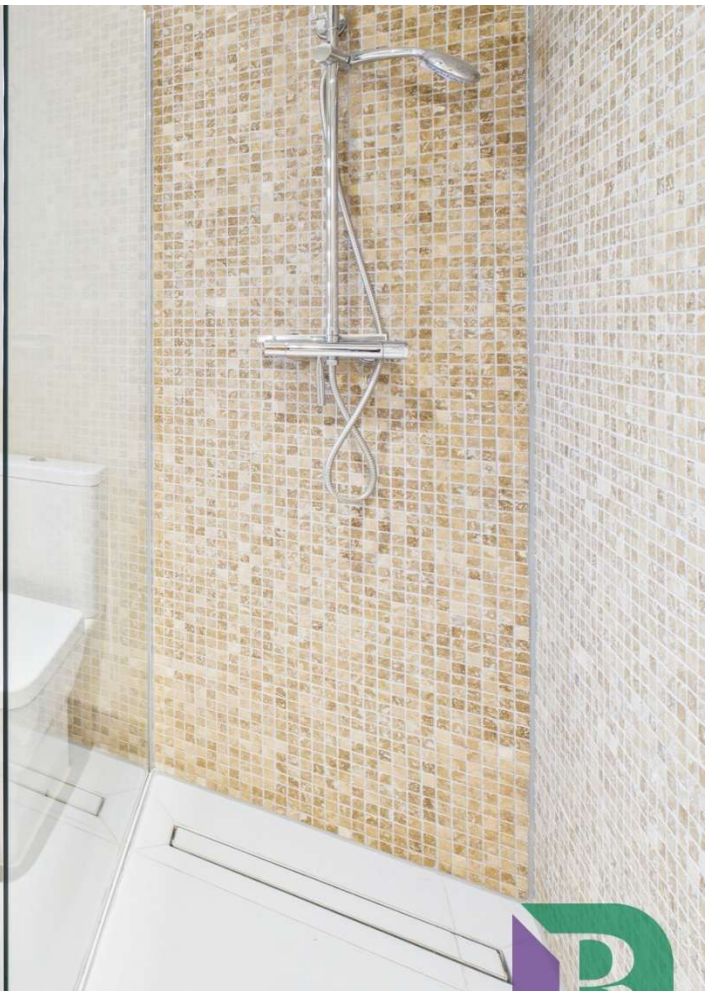
To the basements is an office/snug or maybe a fourth bedroom, off this room a door leads to storage.

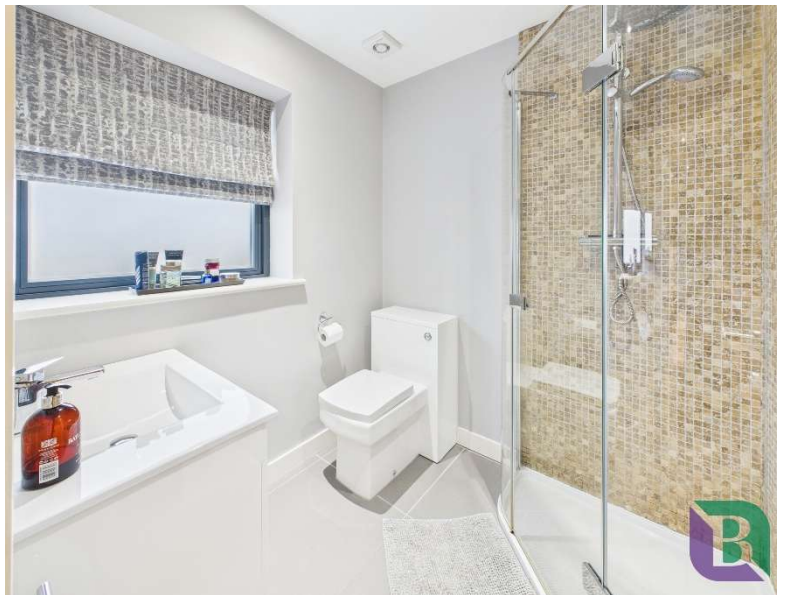
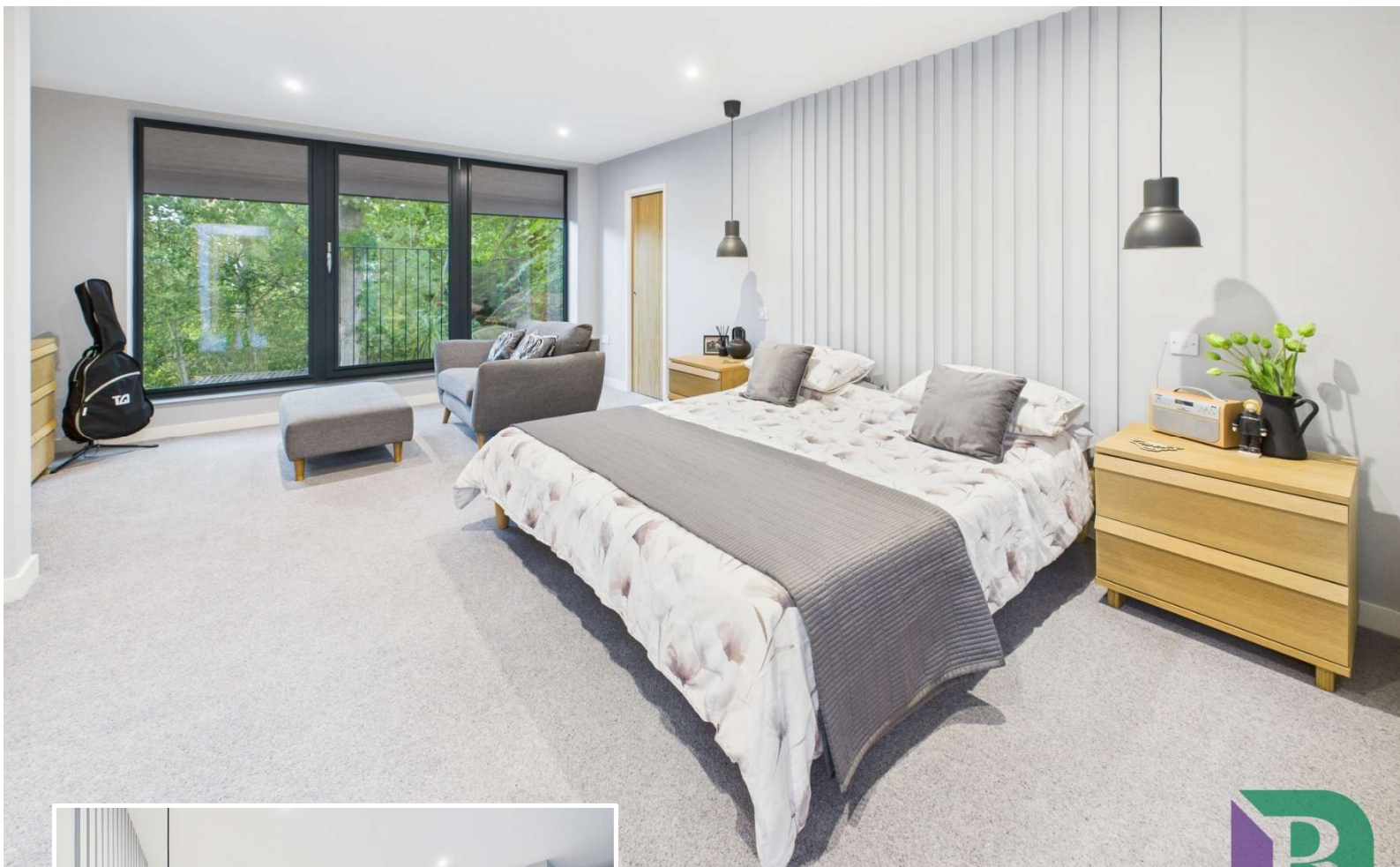
Externally, the property gravelled and patio garden area with mature trees and foliage/shrubs. Ample parking is provided which includes two carports with security bollards. Also, there is a summerhouse/storage complete with power connected.

Situated in the charming village of Aspley Guise, on the outskirts of Woburn Sands, offering the best of both worlds – tranquil countryside living with convenient access to modern amenities. The village itself boasts a hall, school and pre-school, local pub, and golf course, while nearby Woburn Sands provides an array of pubs, restaurants, shops, and boutiques. Central Milton Keynes is just a short drive away, offering excellent road access to the M1 and A421.

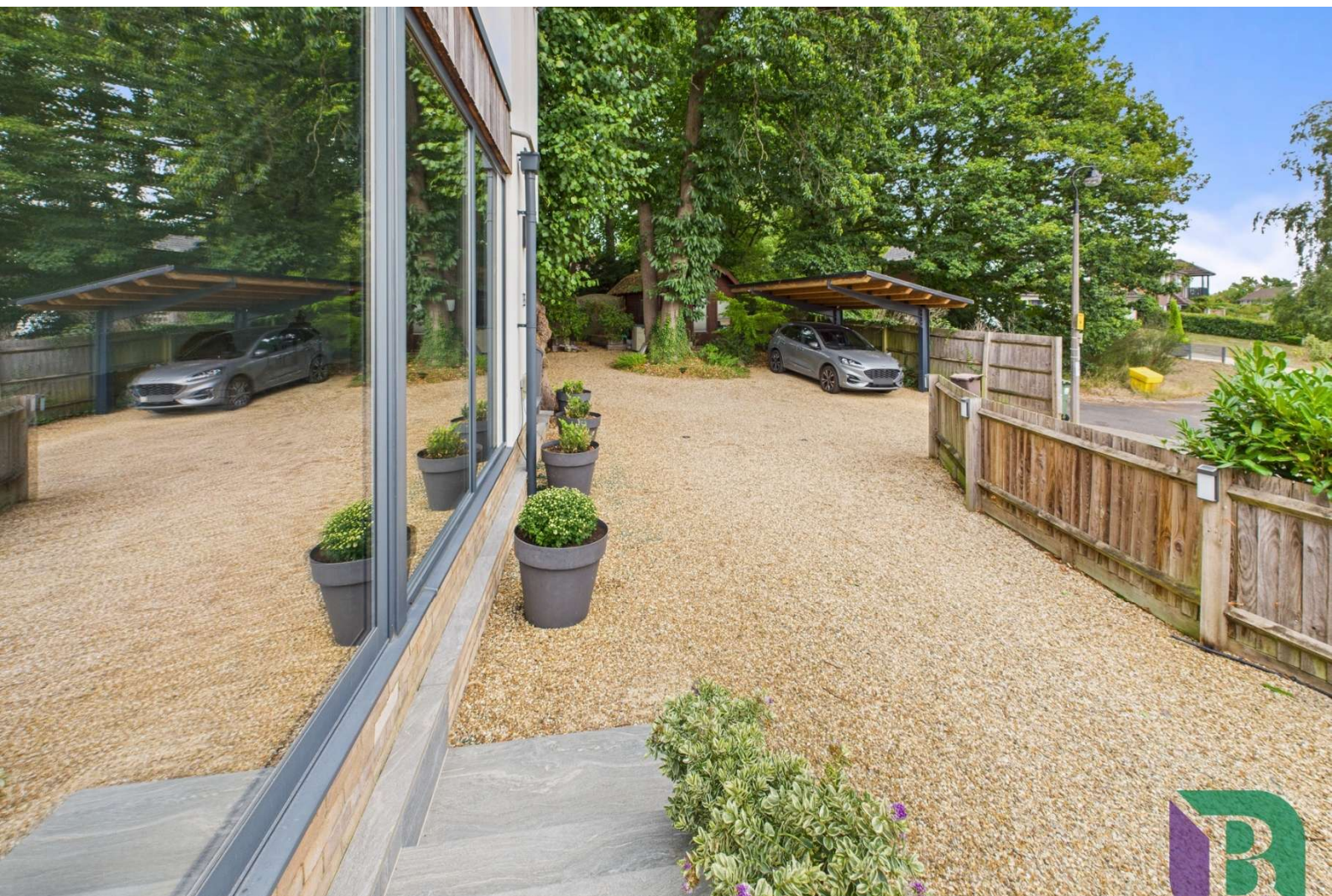












**Approximate total area<sup>(1)</sup>**

2041 ft<sup>2</sup>  
189.5 m<sup>2</sup>

**Reduced headroom**

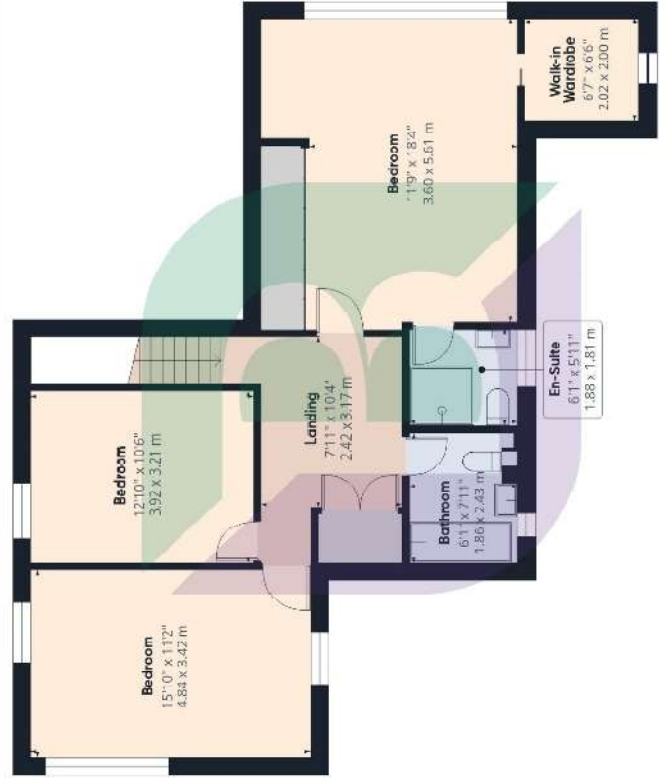
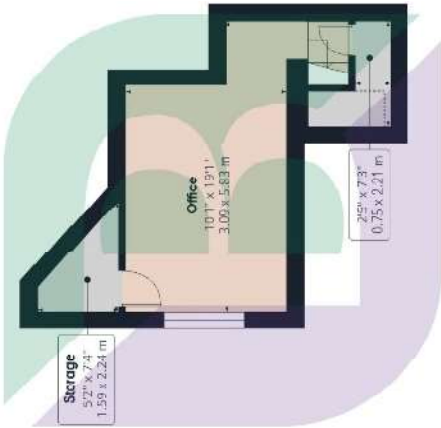
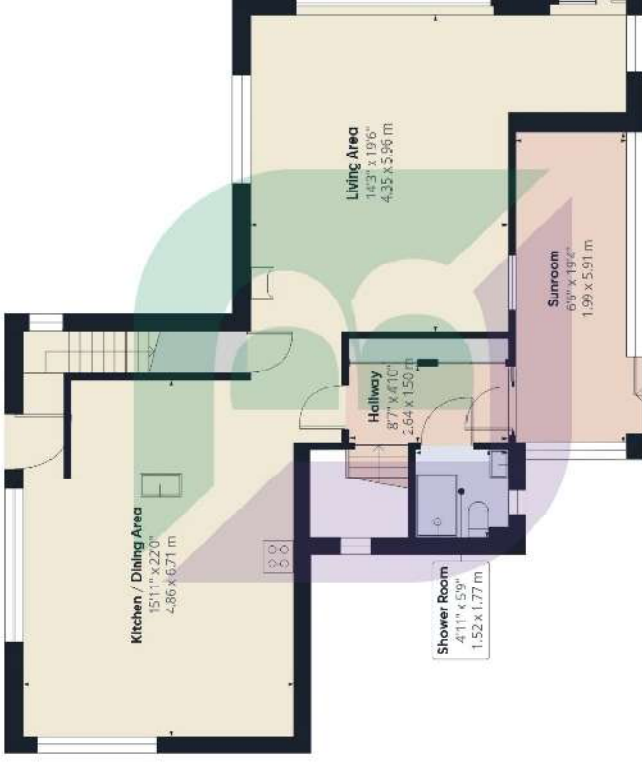
12 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>	82	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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**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.

