



Church Road, Aspley Heath, MK17 8TE

Price £650,000 - Freehold



This beautifully refurbished and thoughtfully extended detached home offers well balanced accommodation arranged over two floors, combining contemporary finishes with practical family living.



Church Road

Aspley Heath, MK17 8TE



Conveniently located near local amenities, this detached house is ideal for those seeking a tranquil yet accessible location. Woburn Sands offers a variety of restaurants, cafes, shops, and boutiques, all within easy reach. Nature enthusiasts will enjoy the scenic countryside walks available in the area. The nearby Woburn Safari Park is perfect for a fun day out, while the historic market town of Woburn features picturesque Georgian town houses and the beautiful Woburn Abbey.

For those requiring excellent transportation links, Aspley Heath is ideally situated just minutes from the M1 and A421 Bedford Bypass. Milton Keynes is just a 10-15 minute drive away, offering an extensive array of facilities including a renowned shopping centre, theatre, cinemas, and various leisure activities. Milton Keynes Central Station offers a fast service to London Euston in under 45 minutes.



- Stylishly refurbished and extended detached home
- Three well-proportioned double bedrooms
- Principal bedroom with en suite shower room
- Contemporary family bathroom
- Dual-aspect sitting room with doors out onto garden
- Open-plan kitchen/dining/living space
- Separate utility room and ground floor cloakroom
- Landscaped private gardens and terrace areas
- Detached garage with electric door
- Approx. 1,592 sq. ft. of accommodation (incl. garage)
- Backing onto open countryside and woodland

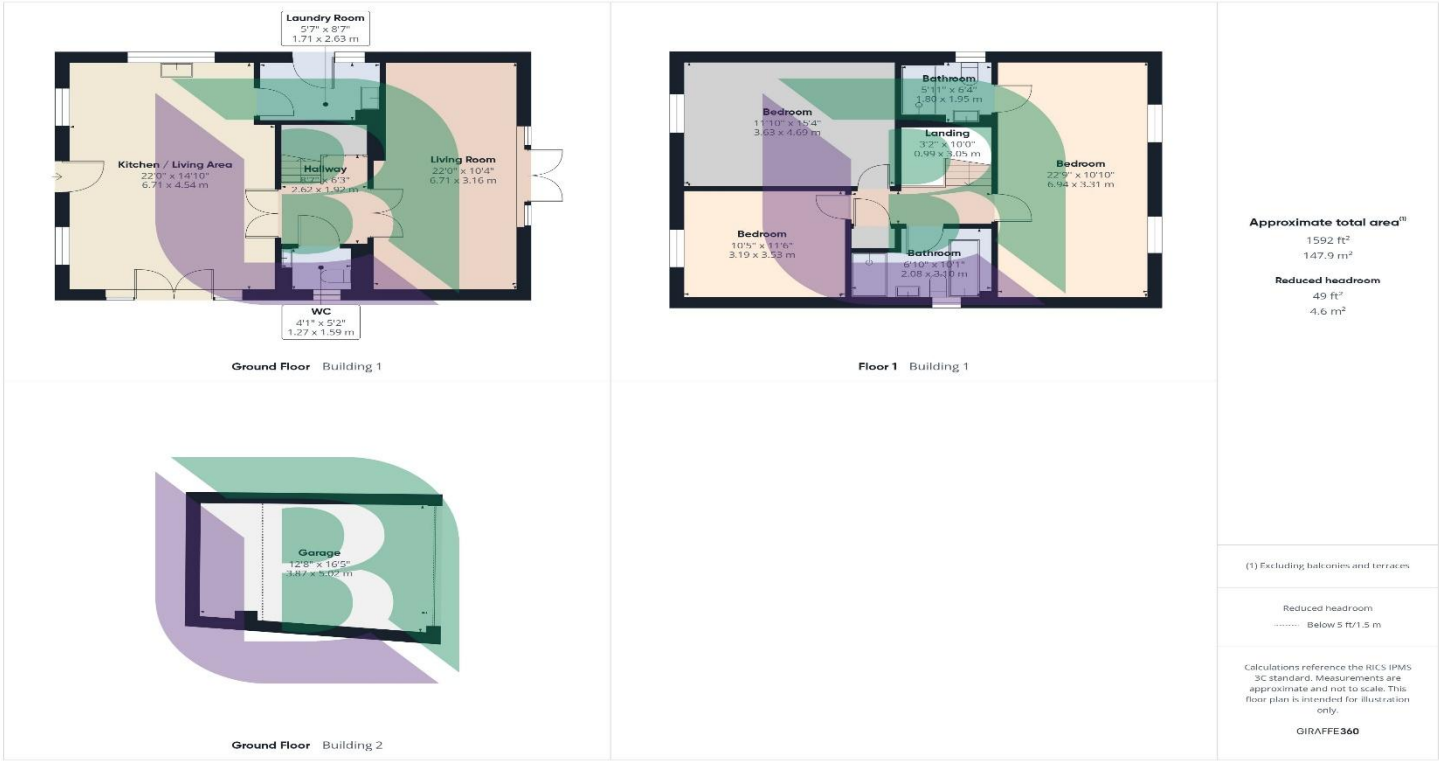
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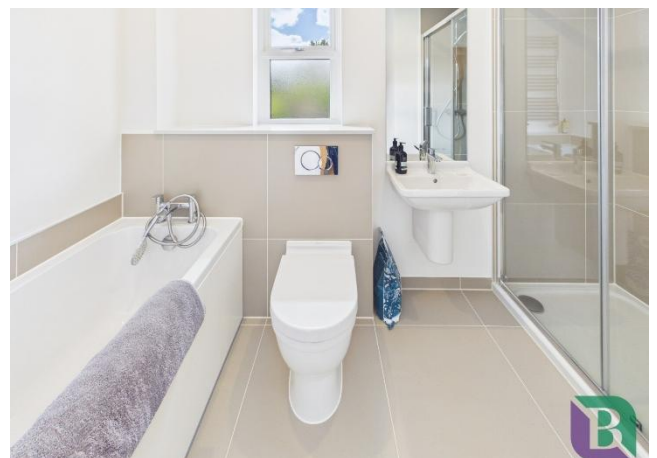
The ground floor is centred around an impressive open-plan kitchen/dining/living area, measuring over 22 ft in length, creating a sociable and versatile space ideal for both everyday living and entertaining. The kitchen is fitted with a comprehensive range of units and integrated appliances, complemented by a central island, a separate utility room and a convenient cloakroom.

To the rear, the dual-aspect sitting room enjoys a pleasant outlook over the garden and benefits from direct access outside, allowing for a seamless connection between indoor and outdoor spaces. A welcoming hallway and internal lobby provide a natural flow throughout the ground floor, which also benefits from underfloor heating.

On the first floor, the principal bedroom is generously sized and positioned to the rear, enjoying views over the surrounding countryside and woodland. It is served by a modern en suite shower room with a walk-in double shower. Two further double bedrooms are well proportioned and are complemented by a contemporary family bathroom. A central landing provides access to all rooms.

Externally, the property features attractively landscaped gardens with defined terrace areas to both the side and rear, ideal for al fresco dining and entertaining. A detached garage with an electrically operated door provides additional storage and parking.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92-100)			
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		72	85
		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
Woburn Sands
Buckinghamshire
MK17 8RL

