

Spinney Lane | Aspley Guise | Milton Keynes | MK17 8JT

Asking Price £875,000

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A unique opportunity to purchase a chocolate box cottage, in a quiet location. Situated on a 'no-through-road', in the ever sought after village of Aspley Guise. With beautiful views over fields to the front, and a 0.64 acre plot surrounded by woodland, offering total tranquility and privacy. An additional benefit of not being a listed building. The accommodation includes three spacious reception rooms, three double bedrooms, two bathrooms and an utility room. Enjoying a large driveway, outbuildings and beautiful gardens. Offered for sale with no upper chain.

- Beautiful chocolate box thatched cottage with character features and a modern garden room extension. (Not a listed building)
- Spacious kitchen/dining room creating the beating heart of the home.
- Three well-presented double bedrooms, including a large principal bedroom with dressing room and en-suite.
- Quiet country lane position, non through road - Countryside views and total seclusion.
- Bright garden room with full-height glazing and skylights overlooking the landscaped gardens.
- Comfortable sitting room and a further practical utility space on the ground floor, perfect for post dog walking.
- Stylish family bathroom plus an additional modern ensuite.

Welcome to Glade House

Set along the peaceful and highly sought-after Spinney Lane opposite open countryside, this enchanting double-fronted thatched cottage enjoys a truly idyllic setting, approached via a quiet country lane (non through road) and framed by mature greenery to all aspects. The property boasts an abundance of kerb appeal, with its beautifully maintained period façade showcasing classic black-and-white timber detailing beneath a charming, sweeping thatched roof. A picturesque pathway leads through a well-stocked cottage garden to an inviting covered porch and front door, while a generous block-paved driveway to the side provides ample off-road parking and access to a detached outbuilding (double car port and workshop)

Porch

A winding block paved path leads to the front door bordered by a beautiful front garden which is stocked with colourful, low maintenance shrubs and perennials. A wonderful first impression to Glade House is the covered entrance porch around to the front door.

















Kitchen/Dining Room
37'7" x 12'11" (11.48 x 3.95)
The kitchen/dining room is a superb open-plan space that perfectly blends character with modern practicality, forming the true heart of the home. The kitchen is fitted with a range of shaker-style units complemented by generous work surfaces and a classic range cooker with an induction hob (gas supply in place if preferred). Exposed ceiling beams enhance the cottage charm, and a long run of cabinetry provides excellent storage and preparation space. Flowing seamlessly through to the dining area, there is ample room for a family-sized table, set beneath attractive lighting and surrounded by further character features including timber beams and wooden flooring. A door leads to a lobby which provides access to a bathroom as well as a side door to the driveway, handy for access into the house with a shopping run.

Garden Room
11'10" x 10'7" (3.63 x 3.25)
The garden room is a stunning addition to the home, offering a light-filled and contemporary space designed to fully embrace its beautiful surroundings. With expansive floor-to-ceiling glazing and a vaulted ceiling incorporating large electronically operated rooflights, the room is flooded with natural light throughout the day while providing uninterrupted views over the landscaped garden. Bi-fold doors open seamlessly onto the outside, creating an effortless connection between indoor and outdoor living.

Sitting Room
27'11" x 11'6" (8.51 x 3.52)
The sitting room is a characterful and inviting space, showcasing an abundance of original period features throughout. A striking vaulted ceiling with exposed beams and timbers creates a wonderful sense of volume, while the focal point is the impressive inglenook fireplace, complete with a wood-burning stove set upon a tiled hearth. The room is bathed in natural light from dual-aspect windows and French doors opening out to the garden. Warm wooden flooring, complemented by soft furnishings and a feature rug, enhances the welcoming atmosphere, while a charming secondary fireplace nook and bespoke shelving add further character.

Utility Room
10'6" x 7'10" (3.21 x 2.41)
The utility room features a range of fitted base units with a work surface and double size inset sink with handheld shower attachment perfect for mucky dogs! It also provides ample space for laundry appliances, with plumbing and room for both a washing machine and tumble dryer. There is a door to the side which provides access into the garden, perfect for after a countryside dog walk. There is a loft hatch above providing useful extra storage.

Principal Bedroom
23'1" x 13'0" (7.04 x 3.97)
Bedroom one is a spacious room set within the eaves, featuring a vaulted ceiling with sloping sides that create a cosy feel. The neutral décor, with crisp white walls and soft carpeting, is complemented by a striking deep blue accent wall behind the bed, adding warmth and contrast. Natural light filters in through multiple windows which look out over the gardens, this includes two charming dormer-style windows with a built-in window seats and storage underneath, there is a further window to the end wall. The room offers ample storage and furniture space and room for seating.

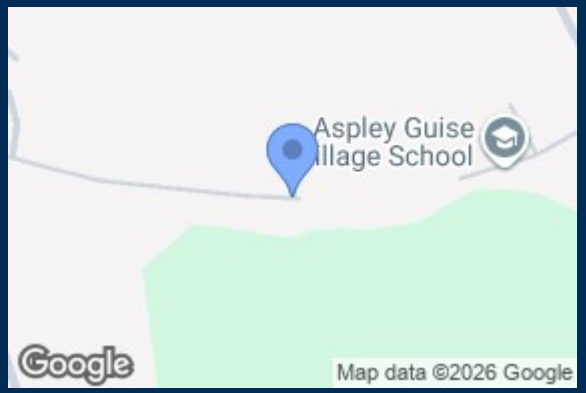
Dressing Area
The dressing space is a bright, carpeted corridor-style area with sloping ceilings. It offers useful built-in storage cupboards set into the eaves, ideal for clothing and linens. There is a window to the front aspect with wonderful countryside views. There is a loft access from here to a smaller attic space between the two wings of the house.

Ensuite
The en-suite is compact yet modern, finished with crisp white tiling throughout. It features a walk-in shower with a glass enclosure and a rainfall-style showerhead, complemented by a handheld attachment. A wall-mounted basin and WC are neatly arranged to maximise space, with a decorative tiled border adding a subtle touch of detail.

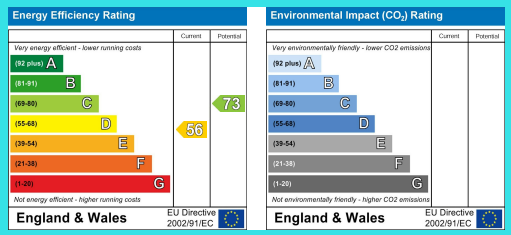
Bedroom Two
13'7" x 11'2" (4.15 x 3.41)
Bedroom two is a well-proportioned double bedroom. The room is filled with natural light from dual-aspect windows overlooking the garden. There is ample space for freestanding furniture, complemented by built-in storage, while soft neutral décor and carpeting create a warm and relaxing atmosphere.











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