

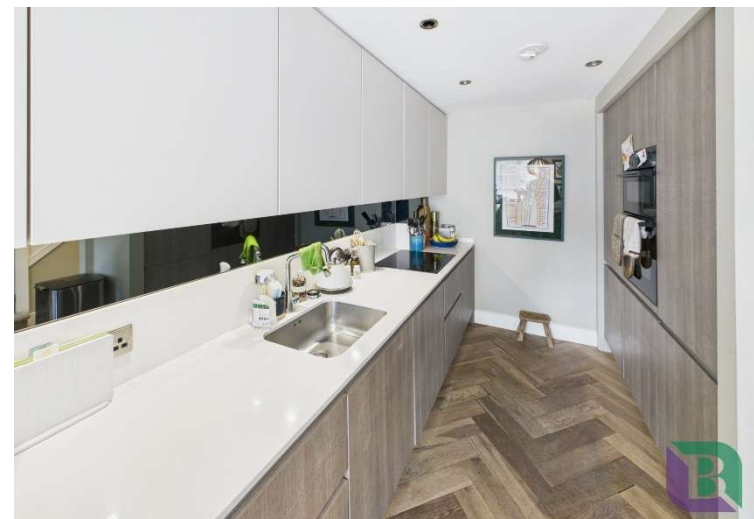


Larkwood Close, Aspley Guise, MK17 8FR

Price: Offers Over £575,000 Freehold



Situated in the highly desirable village of Aspley Guise, this well presented three-bedroom home is set within a private cul-de-sac just off Bedford Road. Spanning three floors, the property features oak herringbone flooring throughout the ground floor (excluding the cloakroom), three generously sized double bedrooms, and three bathrooms. With its stylish interior, spacious accommodation, and sought after location, this home is an excellent opportunity for buyers seeking a blend of modern comfort and village charm. Offered for sale with no onward chain.





# Larkwood Close

## Aspley Guise, MK17 8FR



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, 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.





Upon entering the property, you are welcomed into a bright and spacious hallway, which seamlessly flows into the open plan dining and kitchen area. Stairs rise to the first floor, while doors provide access to a convenient under stairs cupboard, the cloakroom, and the living room.

The kitchen is thoughtfully designed with a range of modern units and drawers, beautifully complemented by sleek work surfaces that incorporate an inset sink with a mixer tap and an induction hob. Appliances include a built-in double oven, as well as integrated washing machine, dishwasher, and fridge freezer. Inset ceiling lights and under unit lighting add a warm and stylish ambiance.

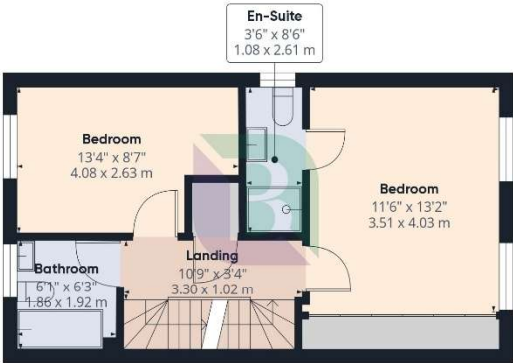
To the rear of the ground floor is the living room which features a media wall and inset ceiling lights. Double doors flanked by windows access the rear garden.

From the first-floor landing, stairs rise to the second floor and there is access to the family bathroom which is fully tiled and fitted with a white suite, two bedrooms one currently used as the primary with built in wardrobes to one wall and an en-suite. The second floor bedroom is dual aspect with two dormer windows and an en-suite.

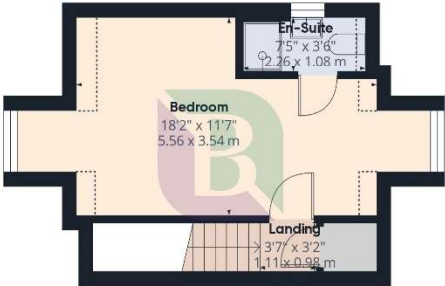
Externally to the front is block paving providing off road parking and gated access leading to further parking and the rear garden which is enclosed with a patio area, lawn, raised planters and shrubs.



Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
1119.02 ft<sup>2</sup>  
103.96 m<sup>2</sup>  
**Reduced headroom**  
15.01 ft<sup>2</sup>  
1.39 m<sup>2</sup>

(1) Excluding balconies and terraces

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

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G
England & Wales	

## 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.



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