



George Street, Woburn, MK17 9PY
Guide Price £485,000 Freehold

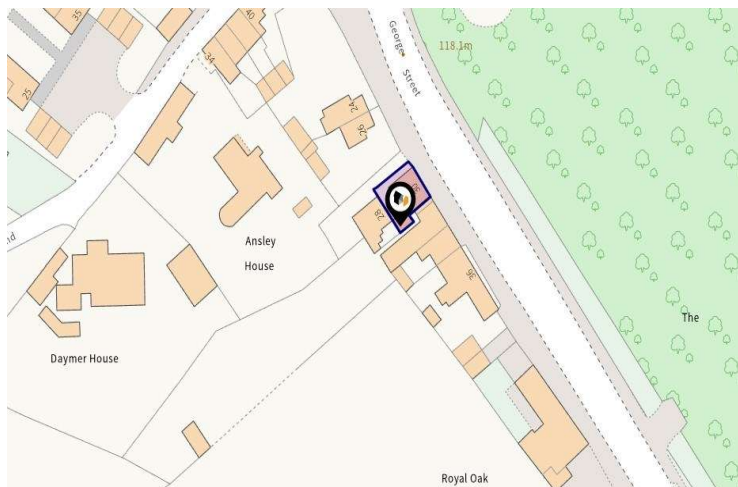


Situated in the charming village of Woburn, this delightful double bay fronted cottage boasts generously sized bedrooms and a courtyard style garden. The property is full of character and features that make it a special home.



George Street

Woburn, MK17 9PY



The property is located close to the heart of Woburn Village providing bespoke shops, a great selection of restaurants and public houses, monthly farmers market, doctors surgery, village hall, lower school and Woburn Lido with its outdoor swimming pool. Also on your doorstep is the Bedford Estate with Woburn Abbey and its beautiful grounds, deer park and Woburn Safari Park. Also nearby is Woburn Golf Course.

Just a short drive is Woburn Sands and the City of Milton Keynes providing further facilities. There are good road links to the M1 and mainline railway stations at Leighton Buzzard, Bletchley and Milton Keynes.



From the entrance hall, stairs rise to the first-floor accommodation, with doors leading to the lounge and dining room. The lounge benefits from a bay window to the front, a cozy wood burner, wood floorboards, a Victorian style radiator, and two additional side windows. A door provides access to the rear lobby. The dining room also features a bay window to the front, wood floorboards, a Victorian style radiator, and an open fireplace with a wooden surround and mantel. Steps lead up to the kitchen.

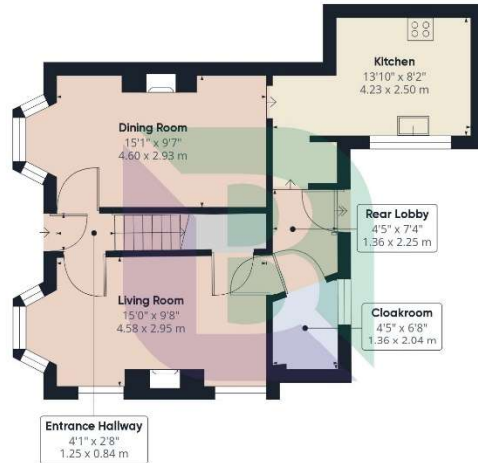
The kitchen overlooks the rear garden and is fitted with a range of white units and drawers, complemented by work surfaces and tiled splash backs. A recessed area provides space for a fridge/freezer. From the kitchen, there is access to the rear lobby, with doors to the garden and the cloak/utility room.

The first-floor landing provides access to three generously sized bedrooms, two of which feature window shutters, wood floorboards, and there is a charming fireplace. The bathroom is fully tiled and fitted with a white suite.

To the rear of the property is a courtyard-style garden, offering a quaint outdoor space.

Agents Notes

The property to the rear has pedestrian access across the rear courtyard garden.



Ground Floor



Floor 1



Approximate total area⁽¹⁾
 913.64 ft²
 84.88 m²

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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
Woburn Sands
Buckinghamshire
MK17 8RL

