



BEASLEY
& PARTNERS

Whitecrest Narrow Path, Aspley Heath, MK17 8TF

Price: Offers Over £1,100,000 Freehold





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Situated along a private unadopted road in a conservation area and the highly desirable area of Aspley Heath, this stunning link detached residence, part of which dates back to the 1830's and beautifully combines character with modern family living. The property offers generous and versatile accommodation, with the heart of the home being a bright and spacious open-plan kitchen and dining area.

The ground floor offers exceptional and versatile living space with two front entrances, and under floor heating to the majority of the ground floor (excluding the living room and converted garage (office area), downstairs cloakroom and boot room.

The dual-aspect living room is a wonderful space for relaxation, with double doors opening onto the garden and a striking brick-built inglenook fireplace with open fire serving as a charming focal point. Contemporary frameless glass sliding doors subtly separate the living room from the dining area, maintaining an open feel while offering flexibility when required.

The true heart of the home is the impressive open-plan dining, kitchen and breakfast area, a wonderfully bright and sociable space. The dining area features stairs rising to the first floor and an open fireplace, creating both character and warmth, and flows seamlessly into the kitchen and breakfast area.

The kitchen is beautifully appointed with a comprehensive range of contemporary units and drawers, complemented by quality work surfaces incorporating an inset sink with instant hot tap. A substantial central island provides a breakfast area and features an inset induction hob, built-in microwave and additional storage. Further integrated/built in appliances include a gas AGA, dishwasher, wine fridge and fridge freezer. A stable-style door opens to the front, while bi-fold doors to the rear create a seamless connection to the garden.

A substantial office, converted from the garage, provides an ideal work-from-home environment; while retaining useful storage to the front with an electric garage door, it also provides a further multi-function and versatile purpose and could be utilised as a downstairs bedroom.

To the rear, the sun room enjoys views over the garden and features doors opening onto the patio area. Both the office and conservatory benefit from air conditioning units, ensuring year-round comfort.

Further ground floor accommodation includes a convenient utility room with door to the side, plumbing for a washing machine, additional storage and an inset sink, along with a cloakroom and further storage.



From the first-floor landing, traditional latched doors provide access to three generously sized bedrooms and the family bathroom, which is fitted with a stylish four-piece suite.

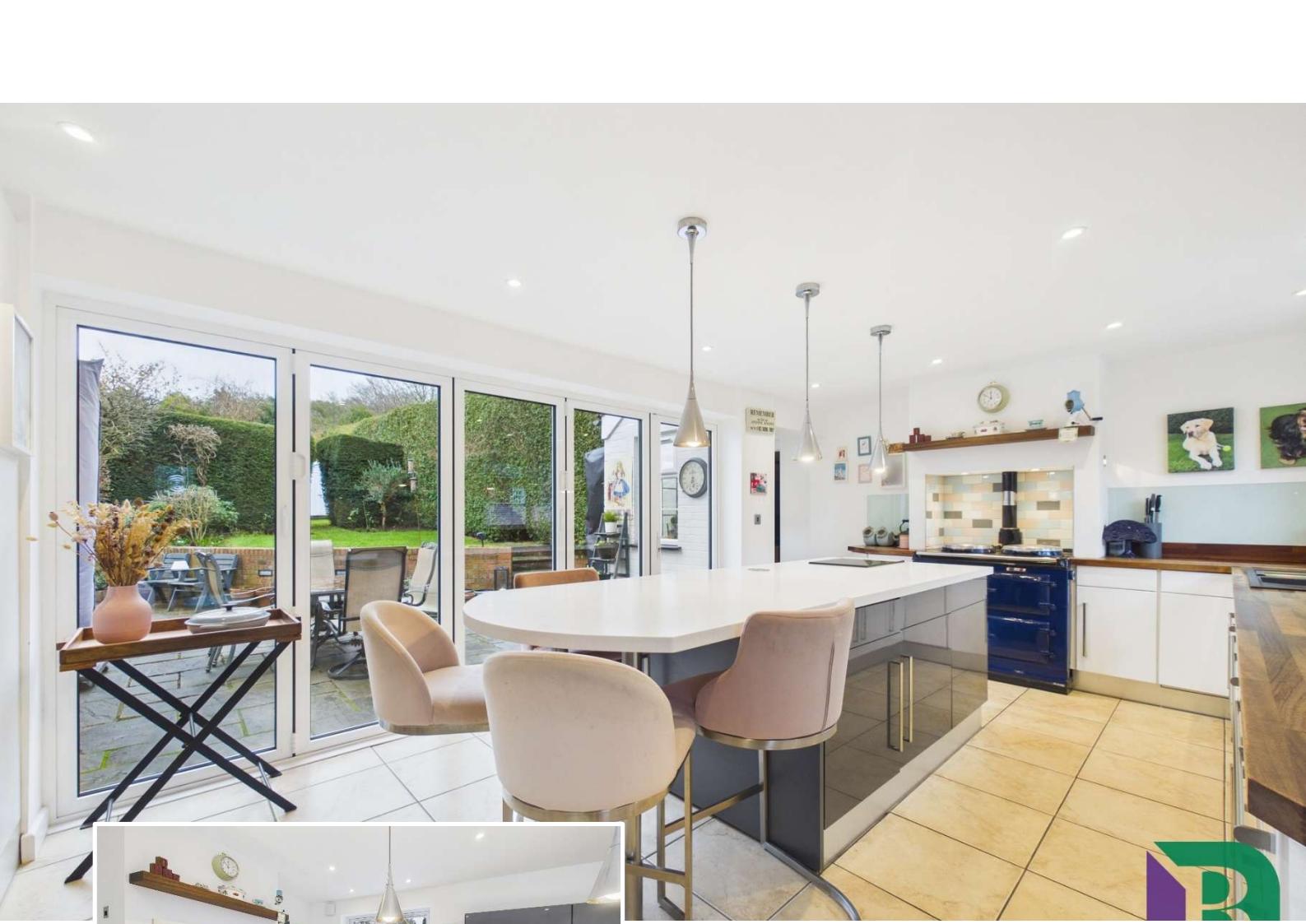
The principal bedroom serves as a true retreat, featuring double doors opening onto a juliet-style balcony that enjoys views over the garden and beyond. A frosted door leads through to a walk-in dressing area, with a further door opening into a private en-suite shower room. The room further benefits from an additional multi-function air conditioning and heating unit.

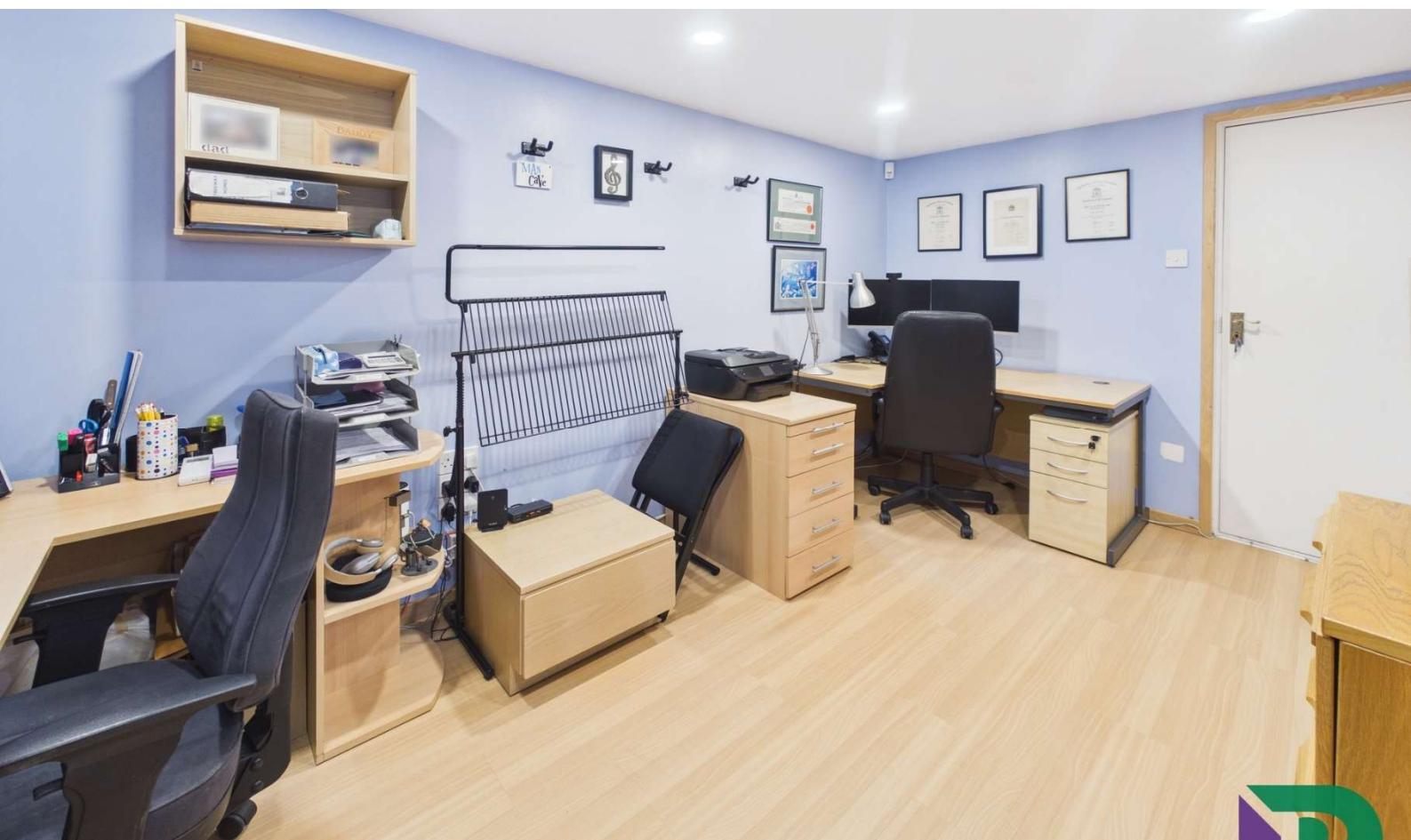
To the rear, the property enjoys a private, easterly-facing garden that has been beautifully maintained. A generous patio area provides an ideal space for entertaining, with steps leading up to lawn complemented by additional patio areas and well-stocked borders with established shrubs and hedging, creating a lovely sense of privacy.

To the front, attractive planting beds brimming with shrubs and plants enhance the approach. A pathway leads to two separate entrances, while an electric garage door provides access to the retained garage storage area. An EV charger is also installed for added convenience. The remainder of the frontage is laid to gravel, offering off-road parking for four to five vehicles.

Narrow Path is a private, unadopted road just a short stroll from the beautiful Aspley Woods, offering a rare blend of privacy and natural surroundings. Located in a premier location of Aspley Heath offering woodland walks right on the doorstep, ideal for those seeking a tranquil yet accessible location. Nearby Woburn Sands is a community rich in amenities, perfectly catering to the everyday needs of its residents. The High Street is lined with a variety of shops, boutiques, cafes, pubs, restaurants, a post office, pharmacy, medical centre, library, and churches. Additionally, the area boasts a bowls club, tennis club, and nearby garden centres. The local railway station provides convenient connections to Bedford and Bletchley.

For even more options, 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. Regular bus services from the High Street and excellent road access to the A5, M1, and A421 Bedford Bypass make commuting easy. Additionally, the historic Woburn Abbey, safari park, and world renowned Woburn Golf Course are just a short drive away.



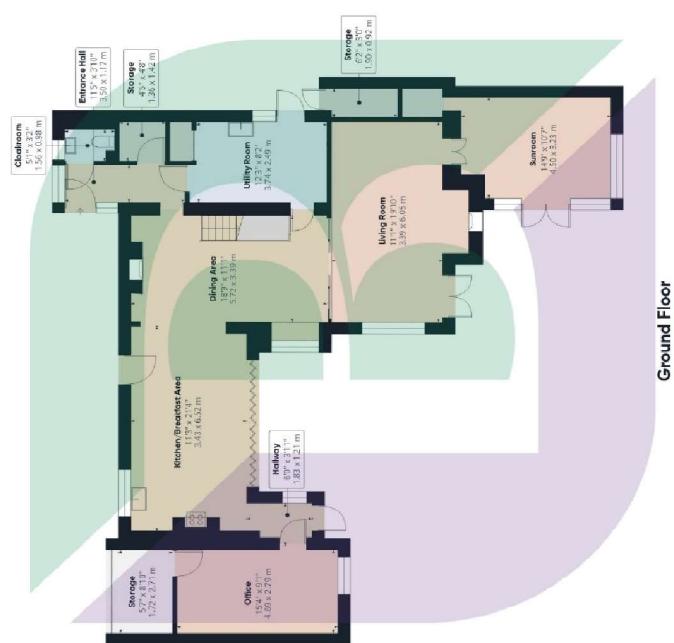












Reduced headroom
25 ft²
2.3 m²

(1) Excluding balconies and terraces



Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		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.

