



Mount Pleasant, Aspley Guise, MK17 8JU

Price: £800,000 Freehold



### Its All About The Views!

Nestled in the highly sought after village of Aspley Guise, this unique split-level detached home boasts uninterrupted views of the beautiful countryside to the rear. Thoughtfully enhanced by the current owners, the property offers modern living, and outdoor space, including a stunning ground floor family room and two impressive roof terraces.

Designed to take full advantage of its picturesque setting, this home provides flexible accommodation, ideal for those seeking a distinctive and stylish living environment.





# Mount Pleasant

## Aspley Guise, MK17 8JU



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 and pre-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.





Stepping into the reception hall, you are welcomed by a thoughtfully designed space featuring an external side entrance, a stylish wall opening to the kitchen, and an opening to the inner hallway. From here, doors provide access to an office, cloakroom, and the dining room, while stairs ascend to the upper floor.

The dining room seamlessly transitions into the well-appointed kitchen, which is designed for both functionality and style. Featuring a range of units and drawers, the space is enhanced by granite work surfaces incorporating an inset sink and drainer with a mixer hose spray tap and a five-ring gas hob with an extractor above. A cleverly positioned wall opening connects the kitchen to the living room, providing those picturesque views. Additional conveniences include a built-in double oven and spaces for a fridge freezer, dishwasher, washing machine, and tumble dryer.

From the dining area, three steps descend into the bright and inviting living room, where the focal point is a charming fireplace with a wood burner inset, creating. An opening leads through to the sunroom, a bright and airy space featuring large sliding doors that open onto the roof terrace, offering breathtaking countryside views. For further relaxation and entertaining, a staircase from the sun room leads down to the expansive family room, enhancing the home's seamless and versatile layout.

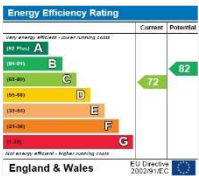
The ground floor family room is a fantastic space with large sliding doors to the garden again with views over the countryside, roof windows and an external door to the side. The room is further enhanced with a feature brick wall and door to a shower room.

To the upper floor from the landing are doors to the family bathroom with a free-standing claw foot roll top bath with shower over, the large primary bedroom with an en-suite and bi-fold doors leading out to the large roof terrace with glass balustrade and again those fabulous views. This floor also accommodates two further spacious bedrooms, one of which includes built-in wardrobes.

Externally to the rear the garden has raised beds with shrubs and trees, patio areas with the remainder mainly laid to lawn. To the front is block paving and hardstanding providing off road parking.

	  <b>Approximate total area<sup>(1)</sup></b> 1970 ft <sup>2</sup> 183.02 m <sup>2</sup>  <b>Reduced headroom</b> 24.36 ft <sup>2</sup> 2.26 m <sup>2</sup>
<b>Ground Floor</b>	
	
<b>Floor 1</b>	
	<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom ..... Below 5 ft/1.5 m</p> <p>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.</p> <p><b>GIRAFFE360</b></p>
<b>Floor 2</b>	





## 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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