



The Mount, Aspley Guise, MK17 8DZ

Price £950,000 Freehold



Set within a cul-de-sac location on a highly desirable road in the sought-after village of Aspley Guise, this four-bedroom detached house offers excellent potential for generational living or additional income, with the added benefit of a self-contained annex. The property sits on a generous plot and is offered for sale with no above chain.



# The Mount

Aspley Guise, MK17 8DZ



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.



Entering into the entrance hall via a double front door there is a storage cupboard and doors to the kitchen/breakfast and lounge.

The kitchen/breakfast room has dual aspect windows and designed for family life. It is fitted with a collection of modern units and drawers, complemented by quartz work surfaces that incorporate an inset one and a half bowl sink with a mixer hose spray tap. A large central island with further storage and a quartz surface includes an inset electric hob and doubles as a breakfast bar, perfect for casual dining.

At the far end of the room is a family area, featuring a large window and a door leading directly out to the garden. Two sets of double doors open into the conservatory, which in turn offers another set of double doors to the garden, making this a bright, versatile hub for family living and entertaining. A door leads through to an inner hall which has the stairs to the first floor, storage, cloakroom and door the lounge.

The lounge is another bright room being dual aspect with bi folds doors to the garden and a fireplace with wood burner.

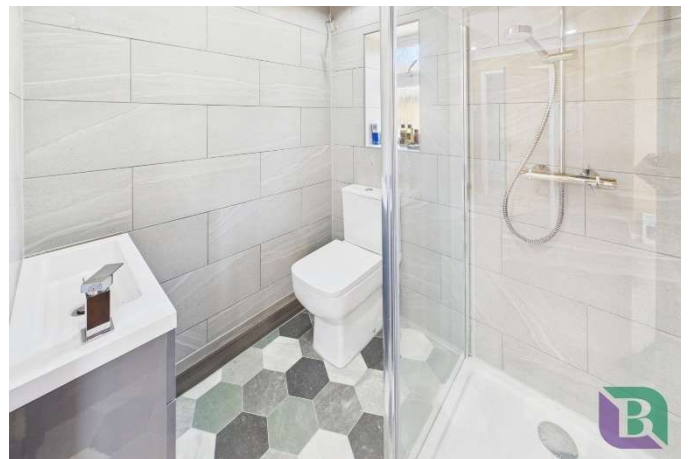
To the first floor is the family shower room, four bedrooms, two doubles with built in wardrobes and two singles. The primary bedroom also has the added benefit of an en-suite.

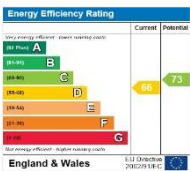
The annex is a brilliant addition, offering its own private entrance and enclosed garden, accessed via a gate from the front, ideal for multi-generational living or an additional income. You enter into a bright and airy open-plan living and kitchen area through double doors, with dual aspect windows allowing in plenty of natural light.

The kitchen area is well-equipped with a range of units and drawers, a built-in oven, and work surfaces that incorporate an inset single bowl drainer sink with mixer tap and an electric hob with a chimney-style extractor over. A small lobby area has doors to the bedroom and a shower wet room. This self-contained space offers both independence and comfort, making it a valuable extension to the main home. There is also potential to go into the loft.

Externally, the property enjoys a generous plot. To the front, gated access opens onto a driveway providing parking for two to three vehicles and leading to a timber garage. A second driveway offers additional ample parking, accompanied by a lawned garden area with a variety of shrubs and trees, adding to the homes kerb appeal.

A gate provides access to the annex garden, perfectly enclosed for privacy, while another gate leads to the side garden, which wraps around to the rear. The gardens feature patio areas, a range of shrubs, and the remainder laid to lawn, creating a peaceful and secluded outdoor space.





**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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