



Club Cottages, Club Lane, Woburn Sands, MK17 8RA

Price £220,000 Freehold

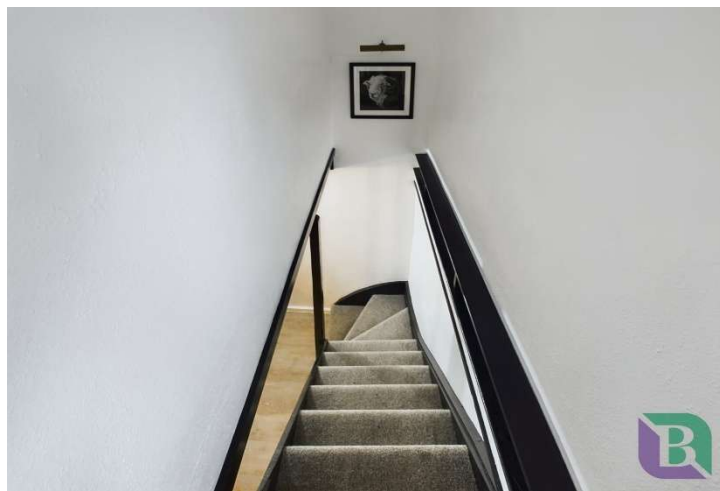


A charming and quaint cottage set in the heart of Woburn Sands. The property has real character and offers an open plan ground floor with under floor heating, double bedroom and bathroom to the first floor and a small front garden and rear courtyard style garden. This home is perfect for those seeking a cosy retreat. Offered for sale with no above chain.



# Club Lane

Woburn Sands, MK17 8RA

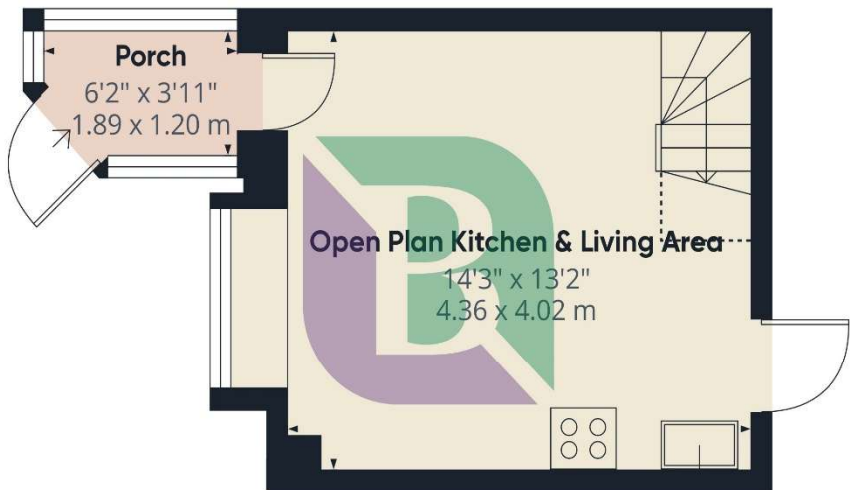


Access to the property is from a porch which then has a door to the open plan ground floor, with exposed beams, stairs rising to the first floor, bow bay window to the front and recently fitted with an under-floor heating system. The kitchen area is fitted with a range of units and a has a stable style door accessing the courtyard garden.

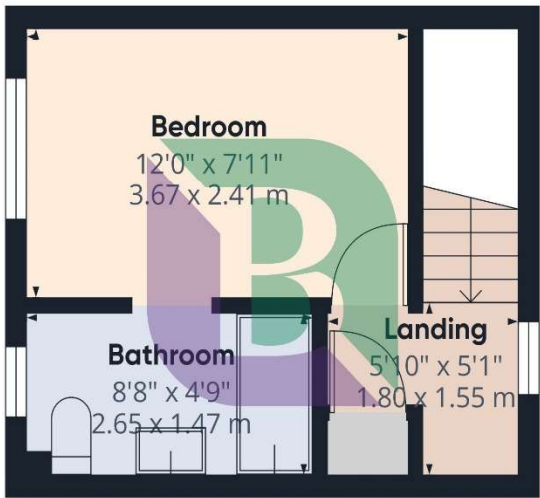
From the first-floor landing is the bedroom which is fitted with wardrobes and over bed storage. An arch lead through into the bathroom which has tiled wall and flooring, fitted with a white suite.

Ideally located within walking distance of the High Street. Woburn Sands with the many facilities it has to offer adequately catering for the general day to day shopping requirements of its residents. The High Street has a range of shops, boutiques, cafés, pubs, restaurants, post office, pharmacy, medical centre, library as well as churches, bowls club and garden centres close by and for the tennis enthusiast, the local tennis club.

Milton Keynes, less than a 15-minute drive and offers a greater choice of facilities including its renowned shopping centre, theatre, cinemas, leisure facilities & so much more. Milton Keynes mainline Central Station has a fast service to London Euston in less than 45 minutes. There is also a regular bus service from the High Street. The development is approximately 2 miles from Junction 13 of the M1 and A421 Bedford Bypass. Also, just a short drive is the Historic Woburn Abbey & world-renowned Woburn Golf courses.



Ground Floor



Floor 1



|   |
|---|
| <b>Approximate total area<sup>(1)</sup></b> |
| 385.56 ft <sup>2</sup>                      |
| 35.82 m <sup>2</sup>                        |
| <b>Reduced headroom</b>                     |
| 10.72 ft <sup>2</sup>                       |
| 1 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 |
| Very energy efficient - lower running costs |                         |           |
| (92 Plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 89        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            | 39                      |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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

