



**BEASLEY**  
& PARTNERS

Station Road, Woburn Sands, MK17 8RW

Price: £625,000 Freehold







A charming red-brick, box-bay terraced home nestled in the heart of Woburn Sands—a rare and delightful find. This beautifully presented four-bedroom property features a neutral décor, creating a bright and airy feel throughout. The front and rear reception rooms, along with the primary bedroom, showcase exposed floorboards, adding character and warmth. The stunning open plan kitchen/dining/family area is a true highlight, seamlessly extending to the garden through stylish bi-fold doors, perfect for modern living and entertaining.

Stepping into the hallway, you are welcomed by a staircase rising to the first floor and a doorway leading to the front reception room. This space features a box bay window fitted with elegant plantation-style shutters, exposed floor boards, and a picture rail, enhancing its classic appeal. To the chimney breast recess there are built-in storage and shelving, while the fireplace serves as a focal point. A door connects to the rear reception room.

The rear reception room continues the home's character, featuring a window to the rear with plantation style shutters, a picture rail, and exposed floorboards. To the chimney breast recess there are built-in storage and shelving, while a door provides access to understairs storage. An opening seamless connects to the open plan kitchen/dining/family area creating a wonderful sense of flow and openness.

The kitchen area is thoughtfully designed with a range of units, drawers, and cabinets, offering ample storage alongside space for white goods. Stylish wooden work surfaces complement the butler-style sink with a mixer tap, while inset ceiling lights provide a modern touch. A window and side door allow natural light to flow in. Open-plan to the dining and family area, this space showcases a vaulted ceiling with exposed trusses, an exposed brick wall, two side windows, and bi-fold doors that seamlessly connect the indoors to the rear garden, perfect for entertaining and everyday living.

From the split level first-floor landing, stairs ascend to the second floor, while doors lead to three bedrooms and the family bathroom. The primary bedroom, positioned at the front, features a box bay window fitted with plantation-style shutters, exposed floorboards, and a built-in wardrobe and shelving flanking the chimney breast. A feature cast iron fireplace adds character, and a door provides access to the en-suite shower room.



The second bedroom has a window fitted with plantation-style shutters, a built-in wardrobe with mirrored sliding doors, and painted exposed floorboards. Completing the first floor is the third bedroom and the family bathroom fitted with a white suite with claw foot roll top bath.

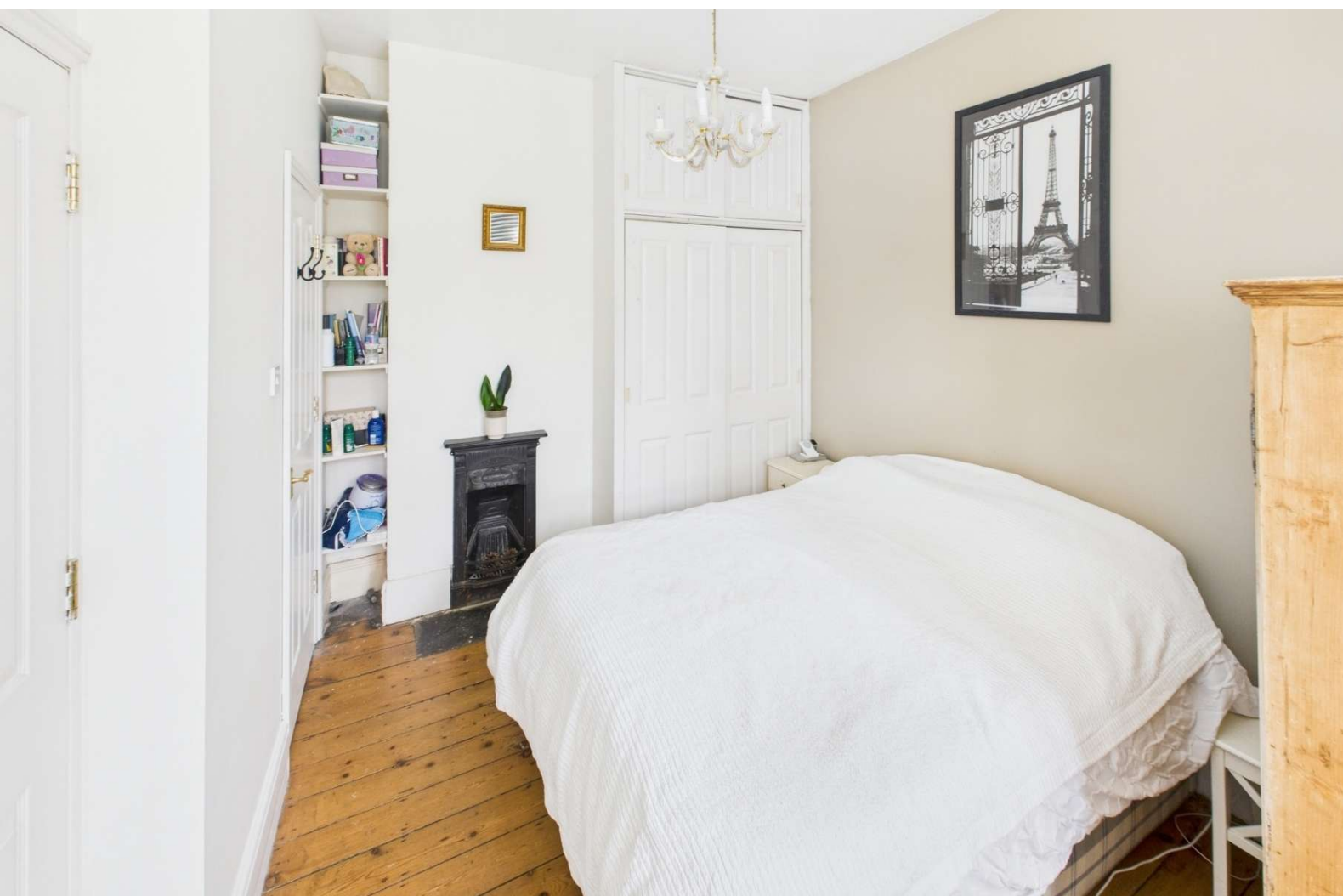
From the second-floor landing there is access to the loft conversion providing a versatile room with vaulted ceiling (restricted head height) and two velux style windows.

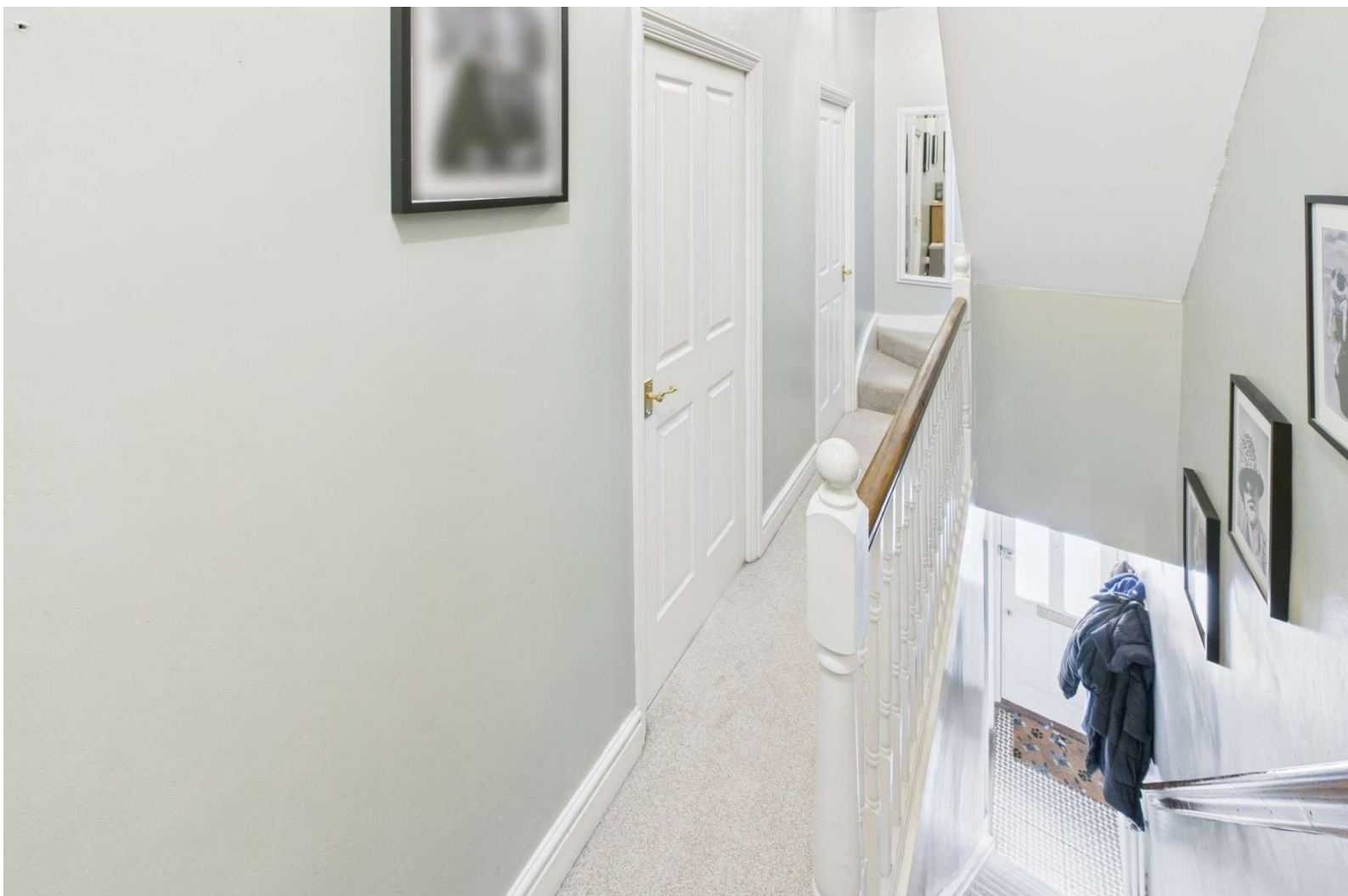
Externally to the front is a block paved driveway, gated side access to the rear, shrub and wall borders. The rear garden is enclosed with a large decked area leading onto the lawn which has trees/shrubs to the border.

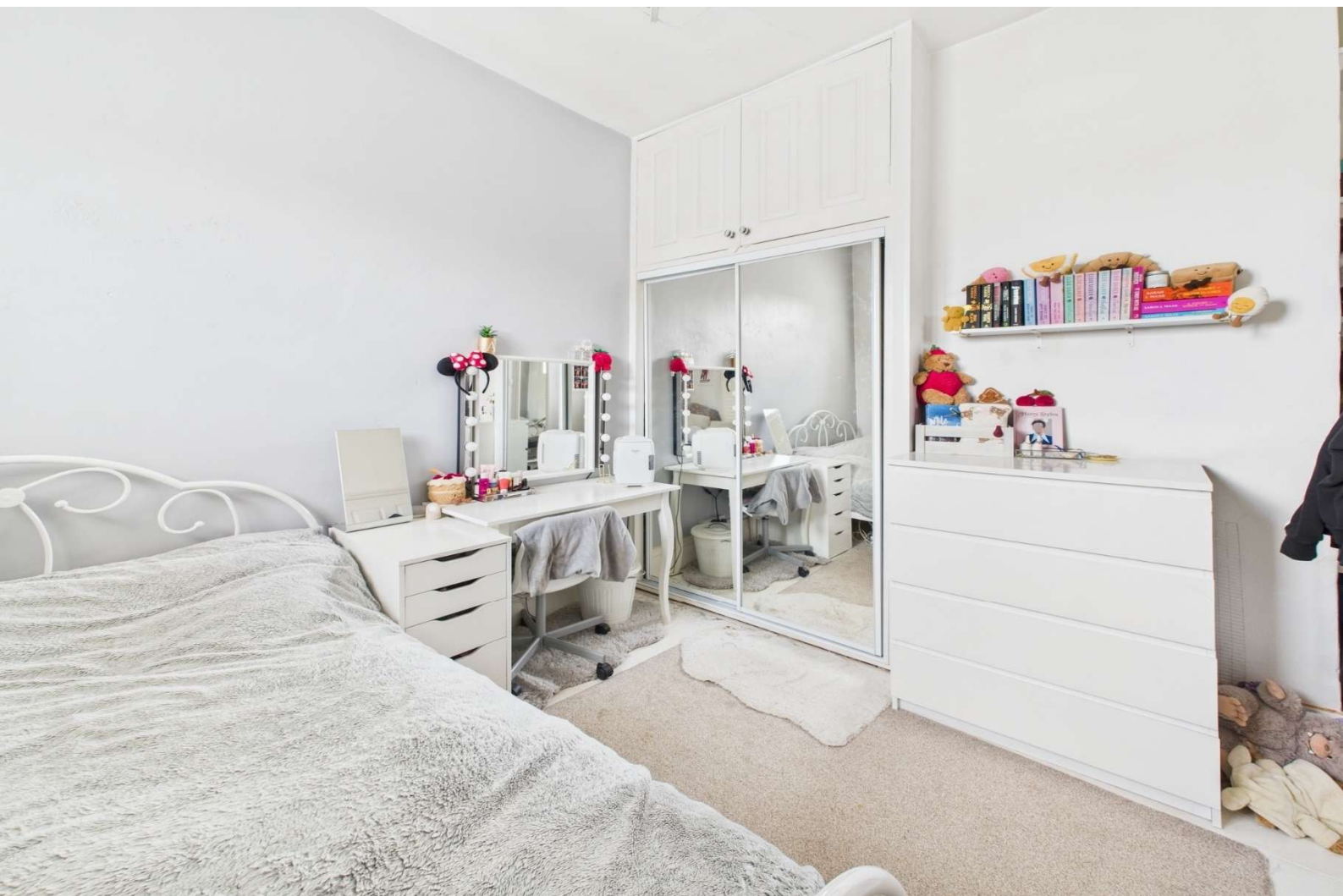
Woburn Sands is a community rich in amenities, perfectly catering to the everyday needs of its residents. The High Street is lined with a variety of shops, boutiques, cafes, pubs, restaurants, a post office, pharmacy, medical centre, library, and churches. Additionally, the area boasts a bowls club, tennis club, and nearby garden centres. The local railway station provides convenient connections to Bedford and Bletchley.

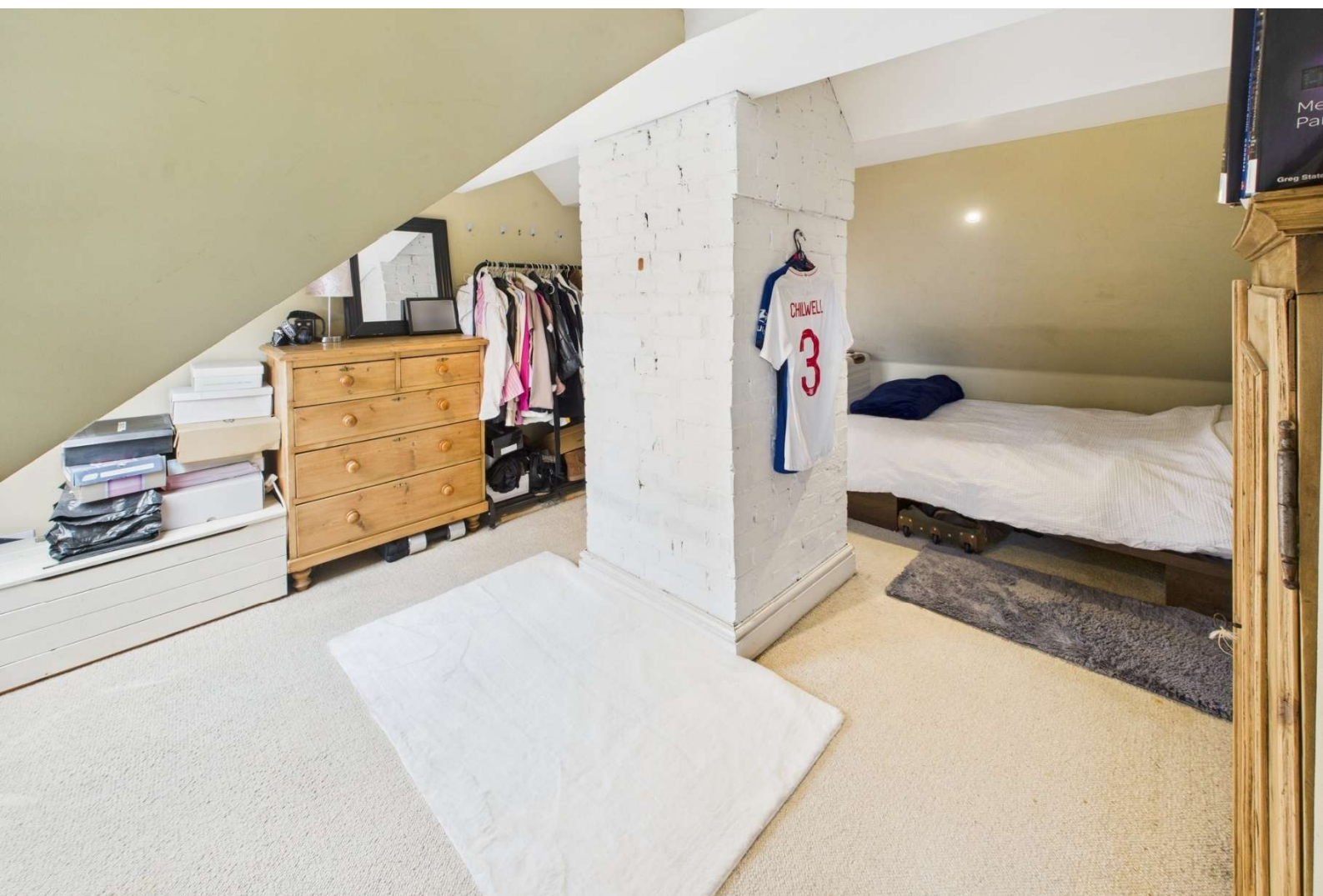
For even more options, Milton Keynes is just a 10-15 minute drive away, offering an extensive array of facilities including a renowned shopping centre, theatre, cinemas, and various leisure activities. Milton Keynes Central Station offers a fast service to London Euston in under 45 minutes. Regular bus 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.

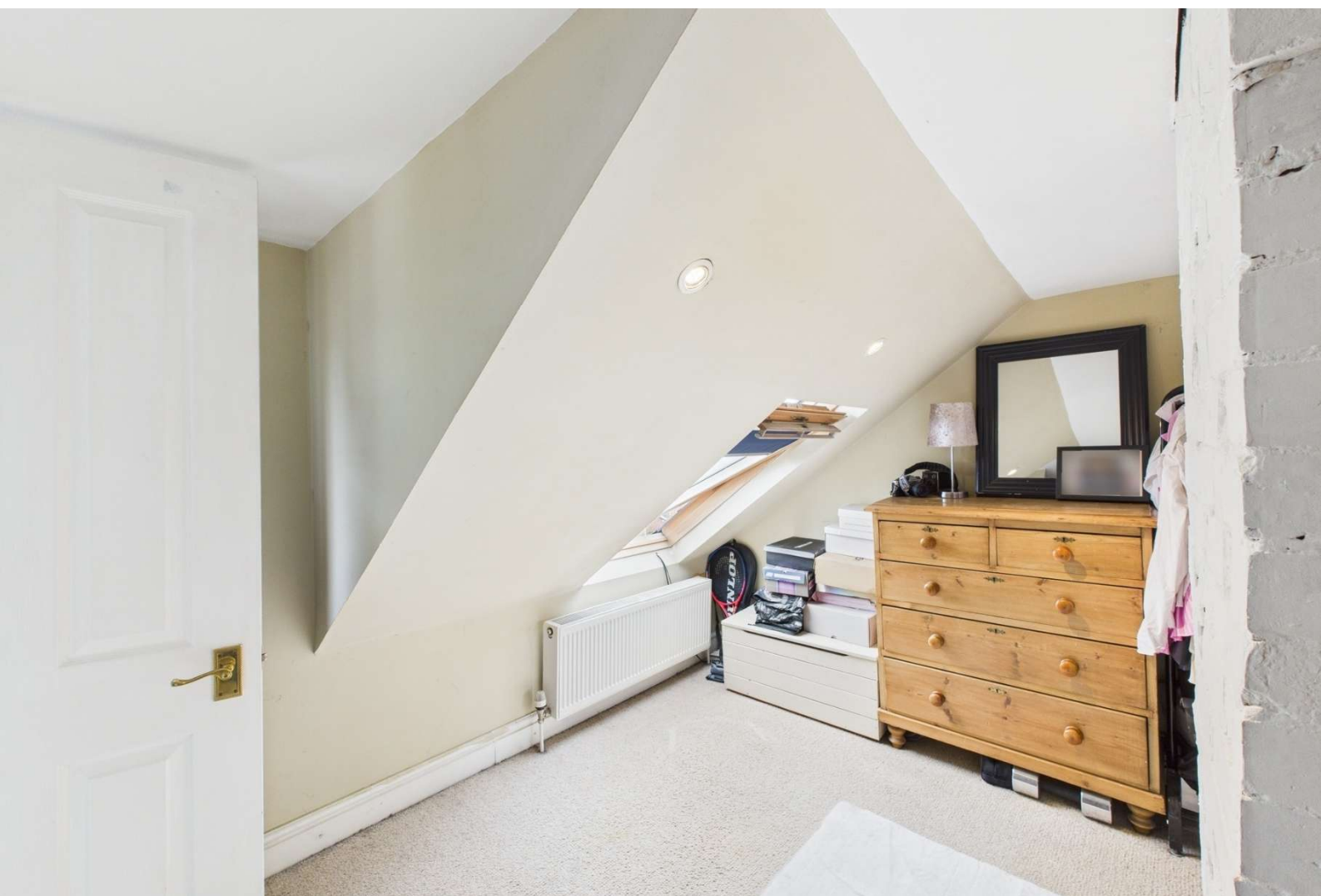


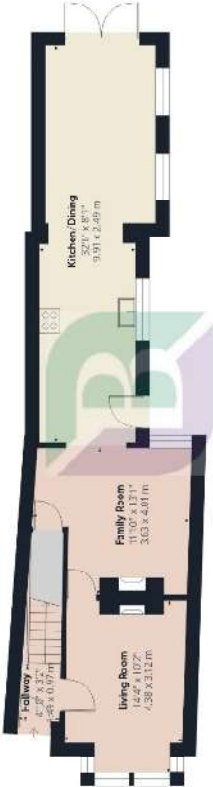




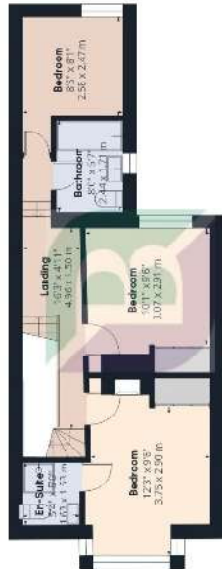




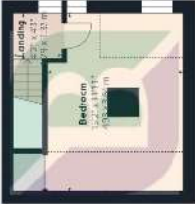




Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1267.44 ft<sup>2</sup>  
117.75 m<sup>2</sup>

Reduced headroom

65.01 ft<sup>2</sup>  
6.41 m<sup>2</sup>

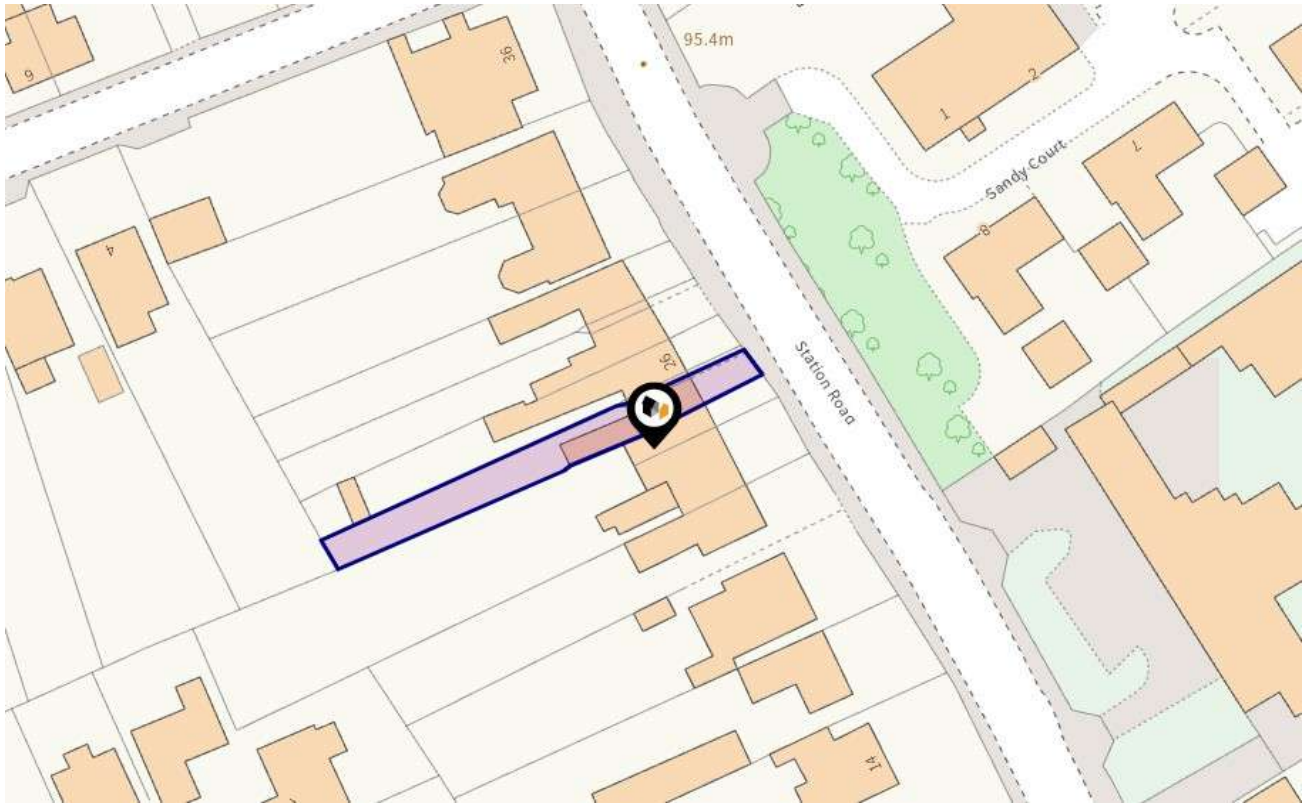
(1) Excluding balconies and terraces

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 PMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS PMS 3C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

