



Bedford Road, Aspley Guise, MK17 8DH

Price £350,000 Freehold



Nestled in the highly sought-after village of Aspley Guise, this delightful two bedroom character cottage offers an ideal opportunity for anyone looking for the ease and simplicity of picking up the keys and moving into a stunning refurbished home.



Bedford Road

Aspley Guise, MK17 8DH



Aspley Guise is a village which sits just to the outskirts of Woburn Sands with open countryside on your doorstep. There is a village hall, school, local pub and golf course all nearby, as well as access to Woburn Sands with various pubs, restaurants, shops and boutiques. While a village location you are only a short drive into Central Milton Keynes and road access to the M1 and A421.



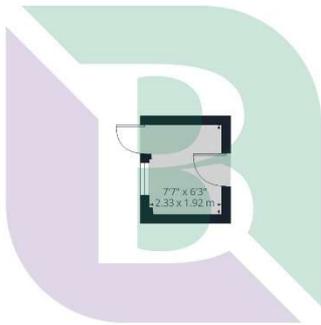
Tastefully renovated throughout, this stunning home seamlessly combines a modern finish with beautifully retained original features, reflecting the current owner's eye for style and detail. The period home with contemporary style boasts two spacious double bedrooms, the master features a stunning original feature fireplace, built in wardrobes and over stairs storage cupboard. The second bedroom is a reasonable size double and holds more than enough space for a double bed and sets of free standing wardrobes. Upstairs is further complimented by a modern walk in shower room completed with tiled flooring and chrome towel rails. Upon entering the home, you are met by a bright and stylish snug living room, a refitted modern kitchen with built in AEG microwave and coffee machine, as well space for a range cooker. The kitchen is complete with granite work tops and hard wood flooring. Off the kitchen, you have a walk through utility room with space for a washing machine and tumble dryer, with chrome towel rails before getting to the downstairs cloakroom, there is also rear access to the garden, providing both functionality and elegance. The deceptively big garden is almost split into two parts, split by an outbuilding that has been renovated into a beautician's room. The rear end of the garden benefits from a level of privacy making it the ideal seating area to host family and friends for BBQ's and parties.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
 672.64 ft²
 62.49 m²
Reduced headroom
 5.72 ft²
 0.53 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

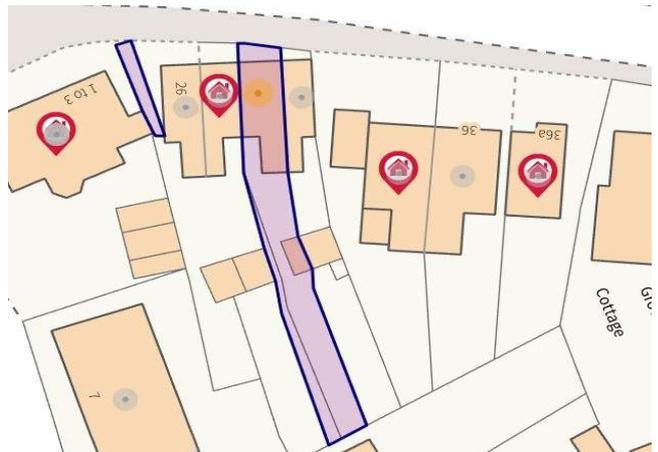
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.



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