

Badgers Holt, Woburn Sands, MK17 8GB

Offers Over £425,000 Freehold



This modern, extended semi-detached property offers generous accommodation arranged over three floors, ideal for contemporary family living. The first floor features an open-plan layout, with a kitchen, breakfast, and dining area flowing seamlessly into the living room, creating a sociable and light-filled living space.

The home boasts four double bedrooms a family bathroom and two en-suites, providing comfort and flexibility for growing families or guests.



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Located near Woburn Sands Station, with direct lines to Bletchley and Bedford, the property enjoys proximity to scenic ponds, green areas, local schools, and Woburn Sands Sports Hall. The hub of Woburn Sands, with its high street with shops, boutiques, pubs, and eateries, is just a short distance away, set against the stunning backdrop of Aspley Woods. Neighbouring villages include Aspley Guise and Woburn.

Milton Keynes, approximately a 10- 15 minute drive 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. There is also good road access to the A5, M1 and A421 Bedford Bypass or a short drive is Woburn with its historic abbey, safari park and world renowned Woburn Golf course.

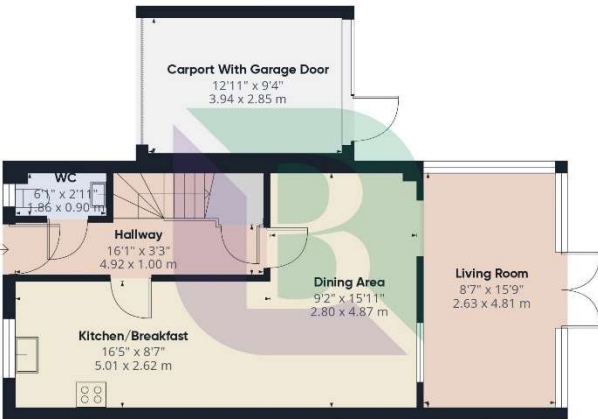


To enhance the living space, the property benefits from a rear ground floor extension, creating a bright and spacious living room with double doors and windows that open onto the rear garden. The kitchen is fitted with white gloss units and drawers, complemented by a breakfast bar and work surfaces. Features include an inset one-and-a-half bowl sink unit, a five-ring gas hob with a chimney-style extractor over, built-in double oven, and integrated appliances including a dishwasher, fridge freezer, and washing machine.

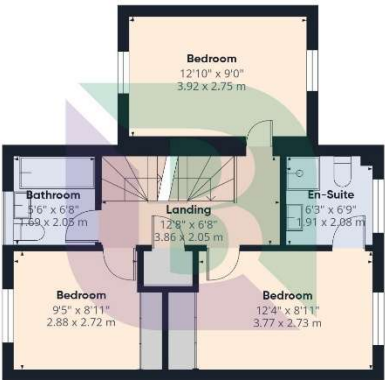
The kitchen flows effortlessly into the dining area, which enjoys an open connection and a window through to the living room. A convenient downstairs cloakroom completes the ground floor accommodation.

The first floor offers three generously sized double bedrooms and a family bathroom. Two of the bedrooms feature built-in wardrobes, with one benefitting from its own en-suite shower room, ideal for guests or older children. The top floor is dedicated entirely to the primary bedroom, complete with eaves storage and an en-suite.

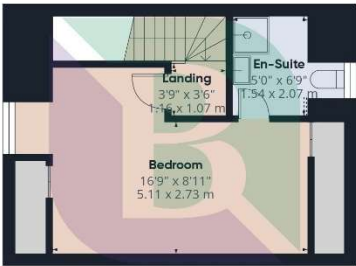
Externally to the rear is an enclosed garden with a patio area which extends round to the side giving access to the carport which has a garage door to the front. Steps from the patio lead up the lawn which has shrub borders/beds. The front of the property has shingled areas planted with shrubs and a driveway providing parking for two vehicles leads to the enclosed carport.



Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾
1435 ft²
133.3 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		
(81-90) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Uptake 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

