

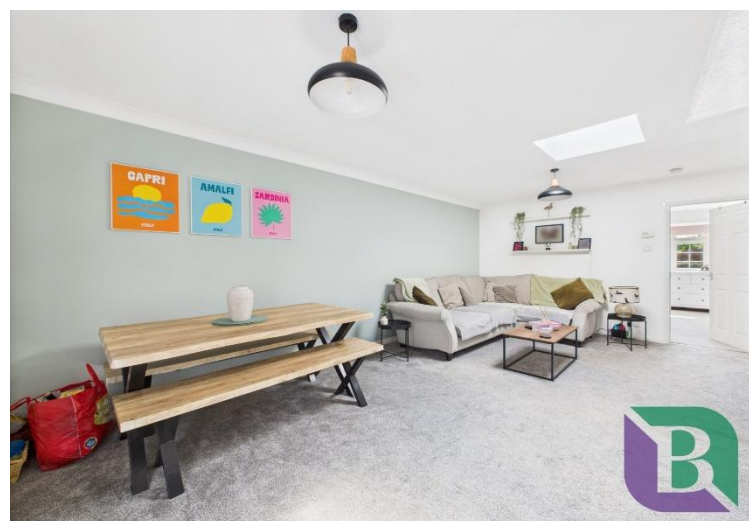


Newport Road, Woburn Sands, MK17 8UJ

Price £1,100,000 Freehold



A stunning 5 bedroom detached family home with self contained annex and double garage set back off of the highly desirable location of Newport Road in Woburn Sands. An absolute must see for see any families in need of generous and flexible living accommodation or multi generational living.



Newport Road

Woburn Sands, MK17 8UJ






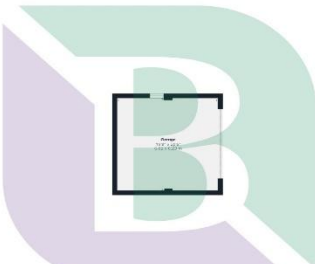
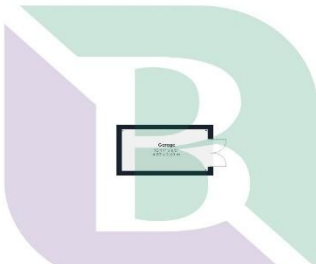

Newport Road is situated to the edge of Woburn Sands with stunning countryside on your doorstep. Nearby are garden centres, schools for all ages as well as Woburn Sands train station with trains to Bletchley and Bedford. The main hub of Woburn Sands is close by with its high street where you will find a variety of shops and boutiques. You will also find village pubs and great eateries. The town has the stunning backdrop of Aspley Woods. Neighbouring villages are Aspley Guise and Woburn. There are convenient road links to the M1 and A421 Bedford Bypass, and Central Milton Keynes is approximately a 10-minute drive.




Located in our desirable village of Woburn Sands, just a short walk away from Frost's garden centre is this set back and beautifully presented family home which offers generous living accommodate for modern family life and multi generational living. A perfect balance of privacy and stature all within a single plot, the main residence features the modern requirement of extended open planned living in the core area of the home. The extended lounge, kitchen and diner now boasts multiple skylight windows and two sets of bifold doors leading out on to the private rear garden enabling it to be flooded with natural light, offering a seamless space for entertaining guests or the family. The kitchen has been well appointed and was recently re-fitted within the last few years, smartly configured to compliment the flow of the home whilst still offering the practicality a large family home would require. Space for a free standing American fridge freezer, built in Bosch dishwasher, a Neff slide and hide double oven with microwave and a white ceramic Belfast butler sink all further compliment the charm of the home as well as providing access into the utility room where you'll find the more functional appliances like the washing machine and tumble dryer tucked away out of sight. The downstairs living accommodation is further complimented by two additional and sizeable reception rooms, currently being utilised as a secondary living room and a home office. Upstairs, you will find four well proportioned double bedrooms, family bathroom and a sizeable master bedroom with full width wardrobes and a large en suite.

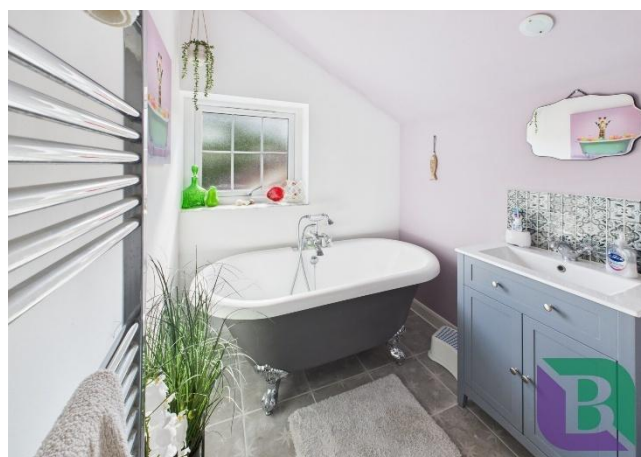
A major highlight of the property is the fully self contained annex with access off of the front drive and on to the rear garden, ideal as a guest suite, multi general living accommodation or even an opportunity to receive a rental income. The annex comprises of an entrance hall and storage area, open planned lounge diner with skylights boasting light and space, an ideally sized kitchen with built in oven, free standing fridge freezer, dishwasher and even benefits from its own combination boiler. The shower room is well maintained and low maintenance with a tiled backdrop, the double bedroom is situated at the front of the annex and continues the theme of natural light streaming through from the bay window as well as having built in fitted wardrobes and a dressing room, saving the need to accommodate the space elsewhere. Leading off the rear of the annex there is a conservatory with French doors leading back out to the garden.

Externally, the property hosts a wealth of off street parking with the expectation of being able to fit approximately 10 cars around the drive as well as having a large double garage with newly fitted Garolla rolling door, giving even further potential to convert into further living accommodation, studio space or workshop if your family requires. To the rear of this magnificent home, the garden has a delightful sense of variation and versatility, you'll instantly notice a combination of light and privacy from various pockets within the garden. Whether you're relaxing from a private seating area, watching the kids play out on the lawn, opening up the double doors to the summerhouse or you choose to reinstate the swimming pool which has since been covered, its the perfect space for family fun and entertainment.

 <p>Ground Floor - Building 1</p>	 <p>Floor 1 - Building 1</p>	
 <p>Ground Floor - Building 2</p>	 <p>Ground Floor - Building 3</p>	<p>Approximate total area⁽¹⁾</p> <p>3342 ft²</p> <p>310.4 m²</p>
 <p>Ground Floor - Building 4</p>		<p>(1) Excluding balconies and terraces</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p>GIRAFFE360</p>



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



**6 High Street
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