



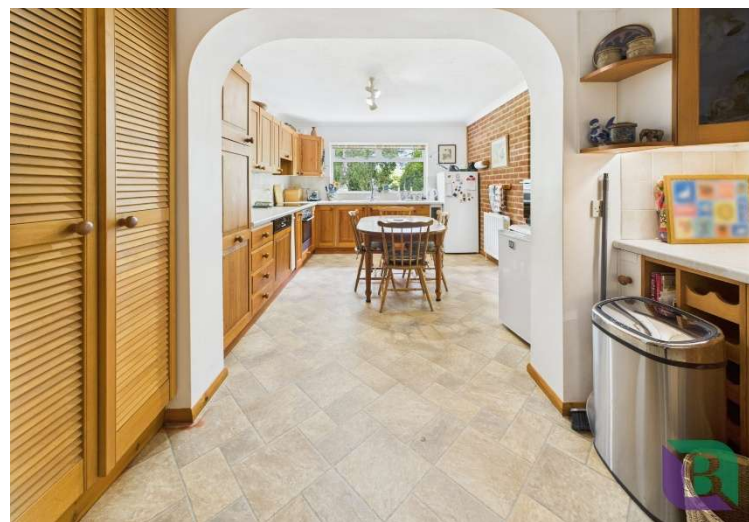
The Mount, Aspley Guise, MK17 8DZ

Price £775,000 Freehold



Rarely Available – Detached Home on The Mount

Set on a private road within the desirable location of The Mount, this rarely available three bedroom detached house, built circa 1960s, and extended in approximately 1988 and 1991, offers approximately 1,800 sqft. of accommodation. Positioned on a generous plot with an enviable rear garden backing onto fields, the property presents excellent potential to extend (subject to planning permission), modernise, and add value. Offered for sale with no upper chain, this is a fantastic opportunity not to be missed.



The Mount

Aspley Guise, MK17 8DZ



Situated in the charming village of Aspley Guise, on the outskirts of Woburn Sands, offering the best of both worlds – tranquil countryside living with convenient access to modern amenities. The village itself boasts a hall, school and pre-school, local pub, and golf course, while nearby Woburn Sands provides an array of pubs, restaurants, shops, and boutiques. Central Milton Keynes is just a short drive away, offering excellent road access to the M1 and A421.



The property has well-proportioned ground floor accommodation, a versatile space and three generous bedrooms to the first floor. There is a garage with an electric up and over door and an original coal shed and outbuilding.

You enter the property into a reception room, which provides access to a shower room and leads through to the main hallway. From here, stairs rise to the first floor, with further doors to a cloakroom and a spacious L-shaped living and dining room.

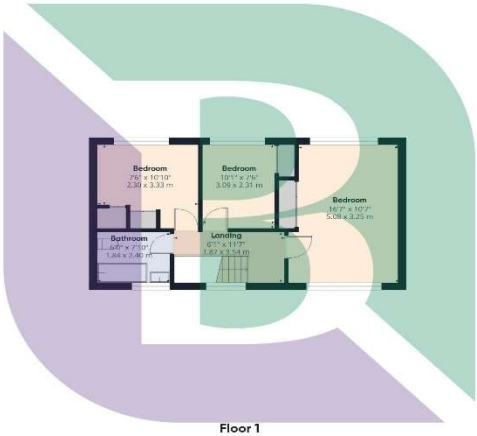
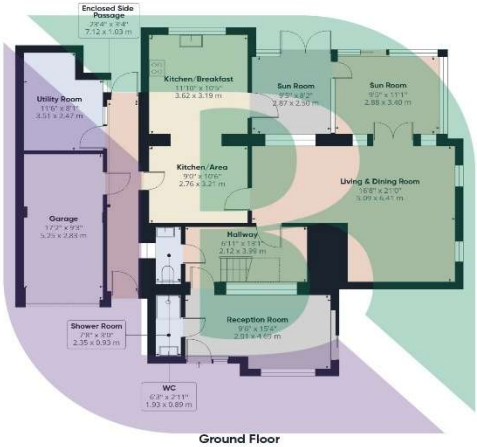
The living and dining room is a bright space, benefiting from dual aspect windows and double doors with glazed side panels leading into the sun room. A feature stone fireplace with an inset fire creates a focal point, while a further door provides access to the kitchen.

To the rear of the property, the sun room is divided by a dwarf wall and glazing into two separate areas. One section features patio doors opening onto the garden, while a door leads into the adjoining area, which also enjoys double doors to the garden and a further door providing access to the kitchen.

The kitchen/breakfast room is fitted with a range of units, drawers, and storage, complemented by work surfaces incorporating a one and a half bowl sink unit and an electric hob. Additional features include a built-in oven, integrated dishwasher, and space for a fridge freezer. A door leads through to the enclosed side passage, which provides access to both the front and rear of the property, as well as internal doors to the garage and utility room.

Situated on the first floor, the landing provides access to three generously sized bedrooms, all with built-in storage, as well as the family bathroom.

The rear garden is a private haven and a great place for children to have adventures. With mature trees, shrubs and plants, patio area and large lawn with the addition of a large cedar wood greenhouse. To the front of the property is a gravelled in and out driveway, mature trees, shrubs, plants and lawn.



Approximate total area⁽¹⁾

1787 ft²
165.9 m²

Reduced headroom

16 ft²
1.5 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		
(71-80) C		
(61-70) D		
(51-60) E		
(41-50) F		
(31-40) G		
Not energy efficient - higher running costs		
England & Wales	64	71
	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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