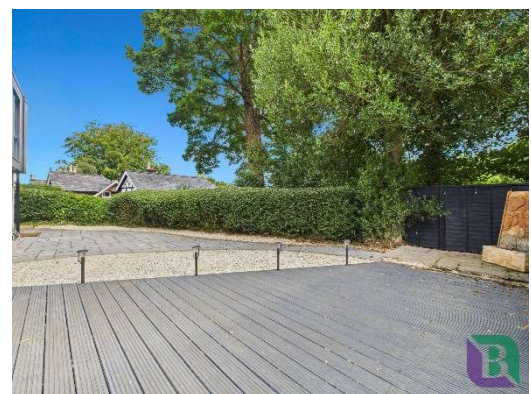
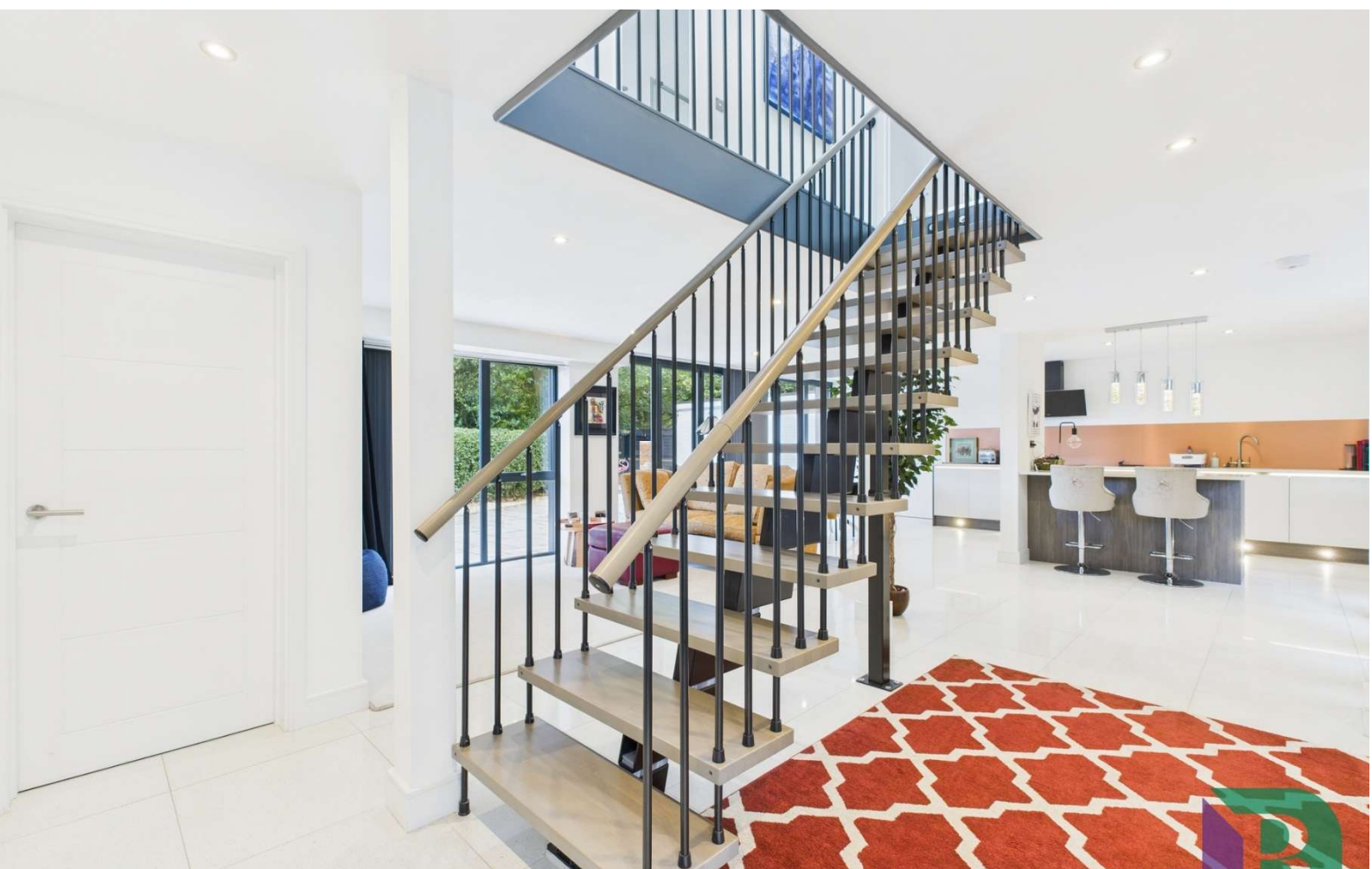
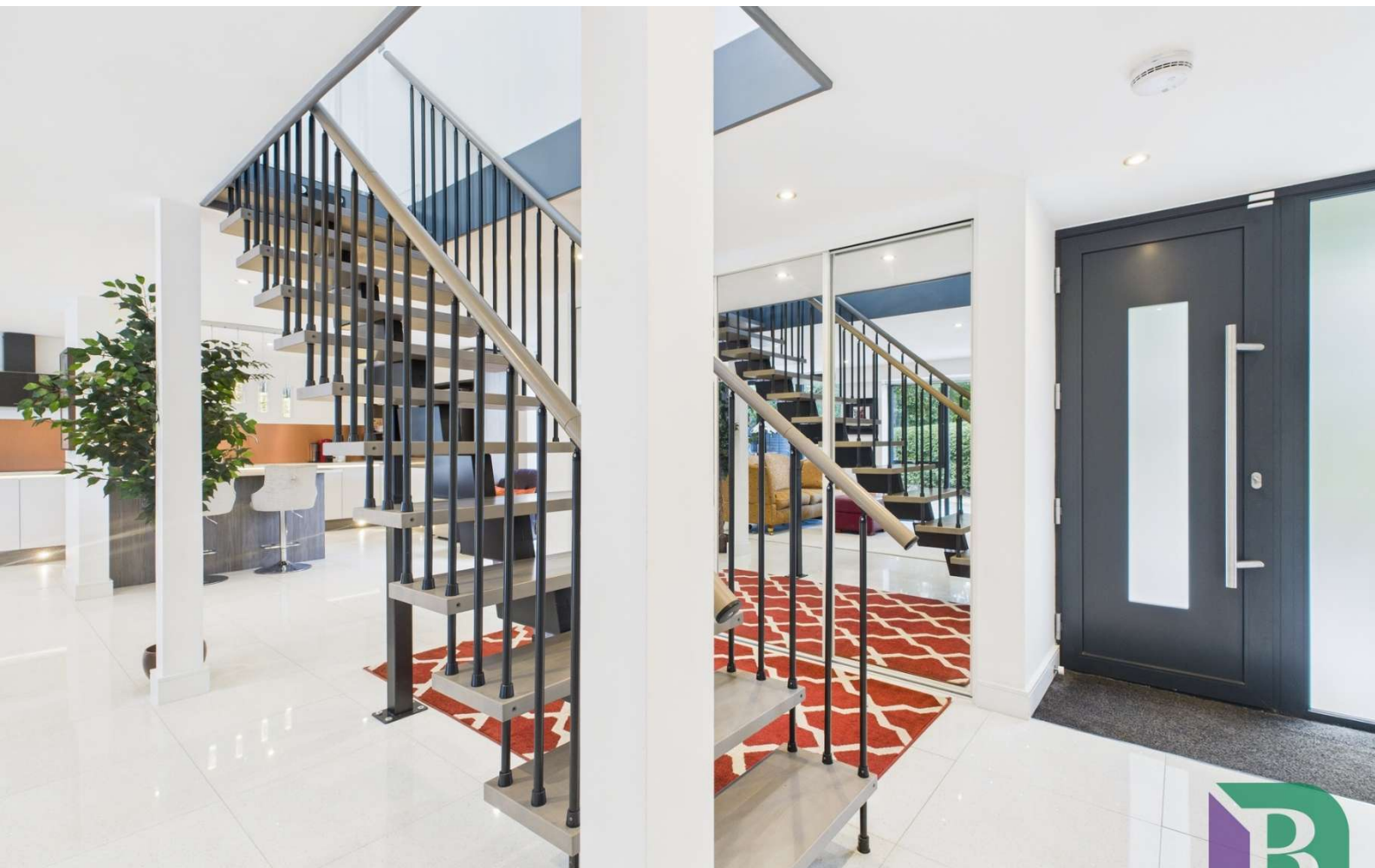




Church Road, Aspley Heath, MK17 8TG

Price: £875,000 Freehold







This contemporary, individually designed detached home is finished to an exceptional standard and set within the highly sought-after area of Aspley Heath. Stylish and impressive throughout, the property features a striking open-plan kitchen/dining/living area with underfloor heating, complemented by a versatile family room/office, a shower room, and a utility room on the ground floor.

Upstairs, the first floor is equally impressive, offering a luxurious family bathroom and four bedrooms, all enhanced by built-in mirrored wardrobes and floor-to-ceiling windows. Two of the bedrooms further benefit from their own private en-suites, adding to the sense of modern comfort and convenience.

Ground Floor

The property is entered via a welcoming entrance area, where a modern open-tread staircase rises to the first floor. From here, a door leads to the shower room and utility room, while floor-to-ceiling mirrored sliding doors provide access to useful storage.

The living and dining area is beautifully light, featuring a large window and bi-fold doors that open directly onto the garden, seamlessly connecting indoor and outdoor living. From here, a door leads to a versatile room, currently used as a gym and office, but equally well suited as a family room or formal living room, complete with a sliding door opening onto the rear garden.

Flowing seamlessly into the kitchen and breakfast area, this stylish space is fitted with a range of sleek units, with base units enhanced by ambient plinth lighting and complemented by quartz work surfaces incorporating an inset sink and induction hob with extractor above. A breakfast bar provides a relaxed dining option, while integrated appliances include two ovens and a dishwasher. A further area offers space for seating or additional furniture, framed by large floor-to-ceiling windows.

First Floor

The landing is a bright space, enhanced by two skylights that flood the area with natural light. From here, there is access to the luxurious family bathroom, featuring a stand-alone slipper bath and separate shower cubicle, along with the stunning primary bedroom with its own private en-suite, and three further generously sized bedrooms. Each bedroom is fitted with mirrored built-in wardrobes and impressive floor-to-ceiling windows.



Externally

To the front, a block-paved driveway provides parking for two to three vehicles, with the remainder of the frontage landscaped and partly laid to gravel, complemented by a variety of shrubs and bushes. A side gate gives access to the private rear garden, which is fully enclosed with timber fencing and hedging. Designed for both ease of maintenance and enjoyment, the garden features paved and gravelled areas together with a spacious decked area, ideal for outdoor dining and entertaining.

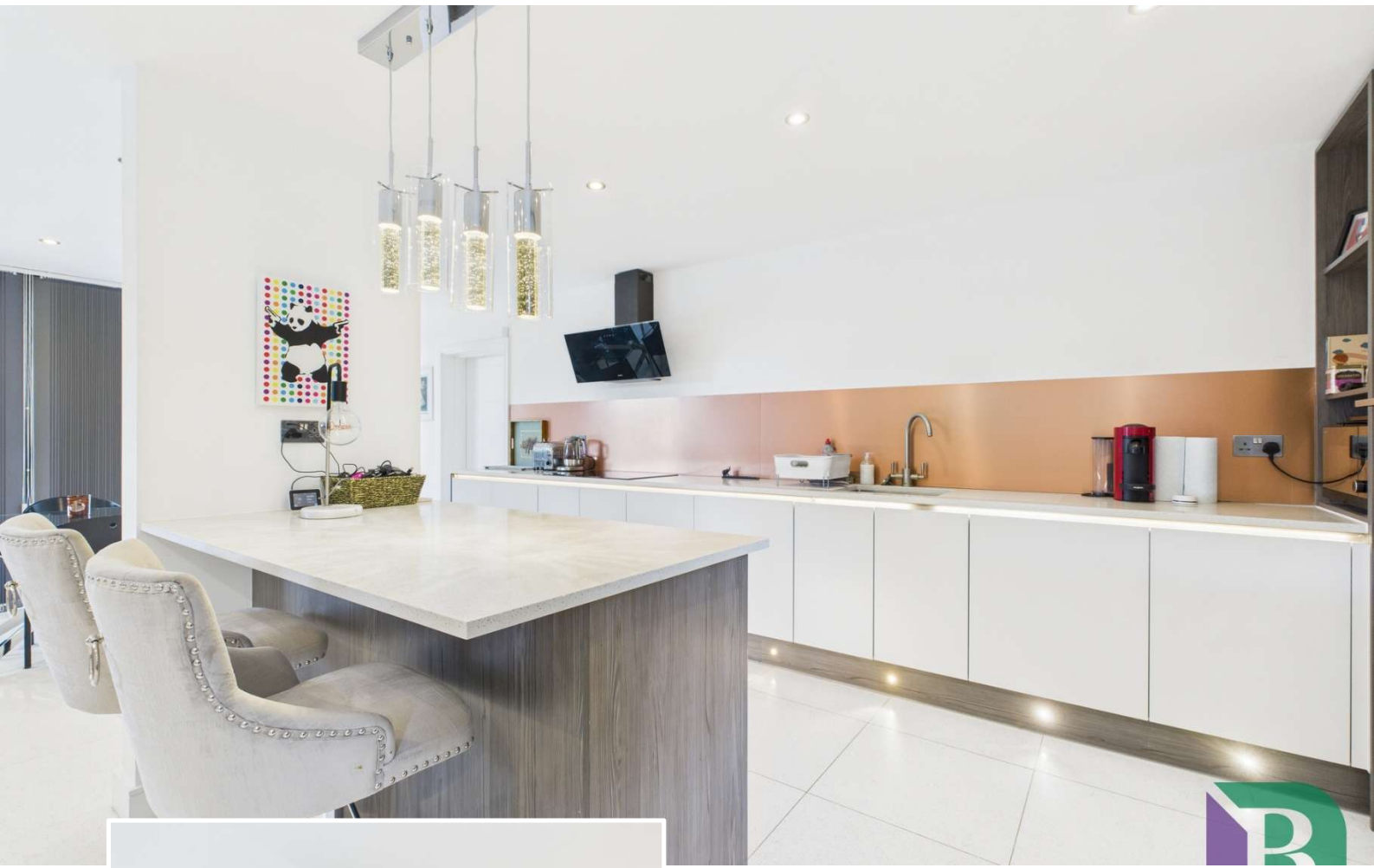
Agent Note: The property is situated in a conservation area with most trees protected. The property also has a heat source pump and solar panels providing higher energy efficiency..

Conveniently located near local amenities, this detached house is ideal for those seeking a tranquil yet accessible location. Woburn Sands offers a variety of restaurants, cafes, shops, and boutiques, all within easy reach. Nature enthusiasts will enjoy the scenic countryside walks available in the area. The nearby Woburn Safari Park is perfect for a fun day out, while the historic market town of Woburn features a selection of restaurants, specialist shops a monthly farmers market, beautiful Woburn Abbey and the Woburn Golf Club.

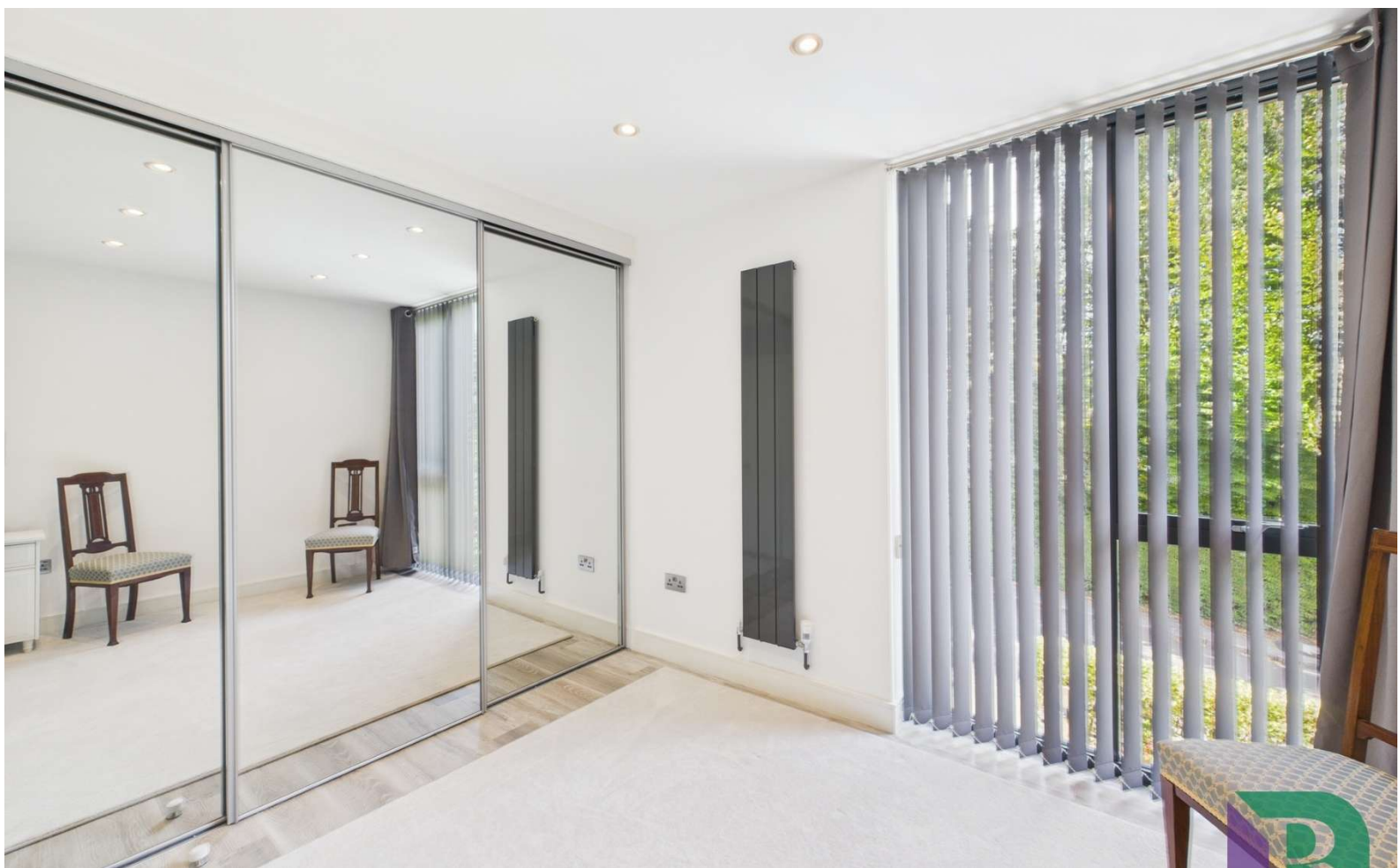
For even more options, Milton Keynes is just a 10-15 minute drive away, offering an extensive array of facilities including a renowned shopping centre, theatre, cinemas, and various leisure activities.

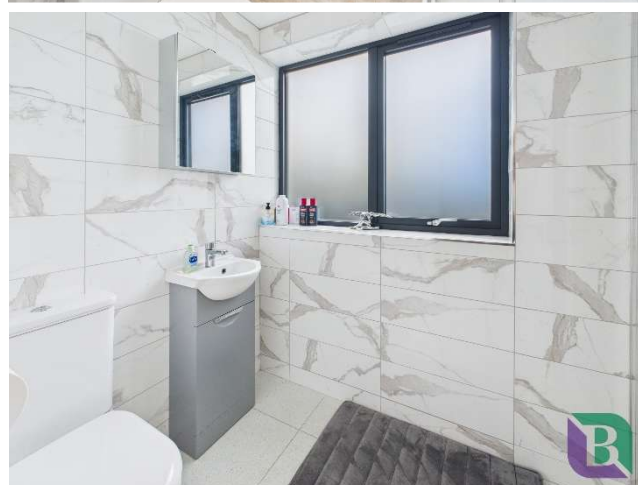
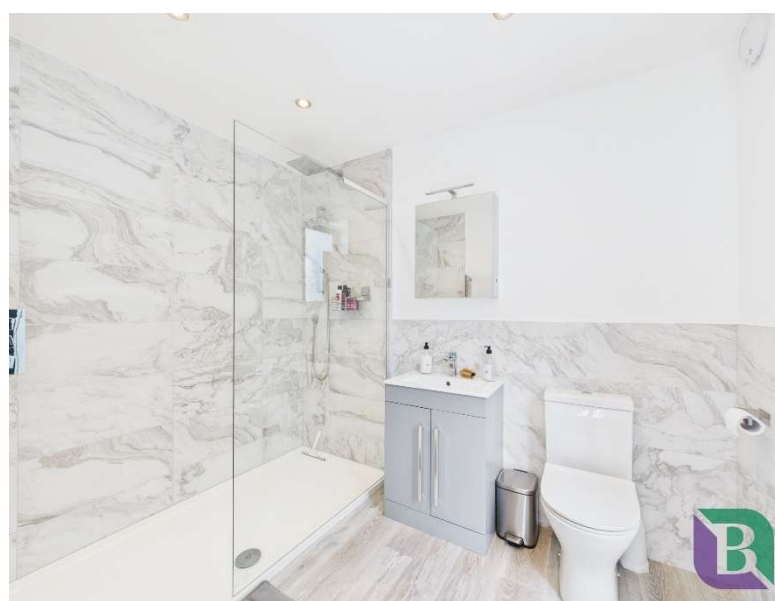
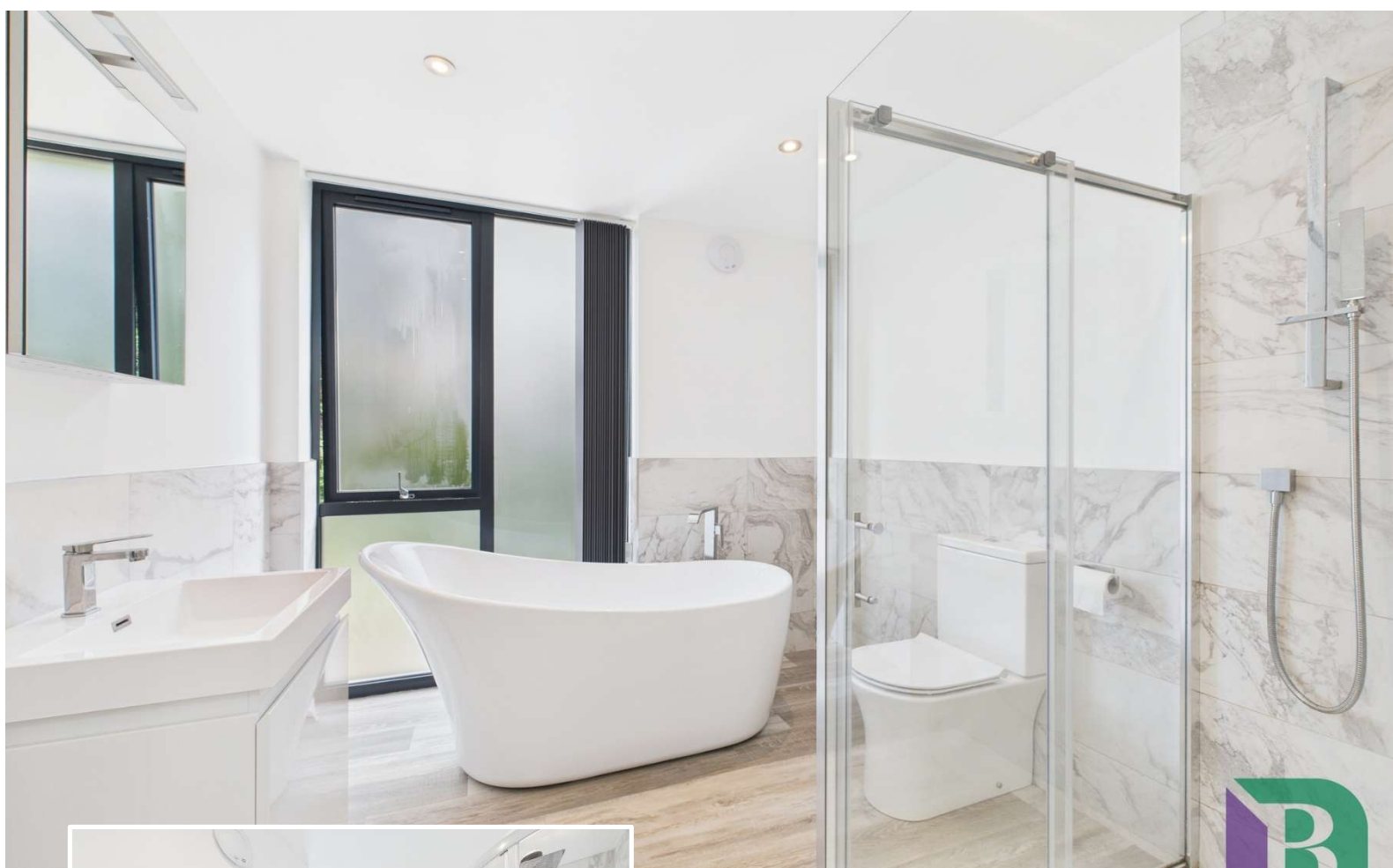
Schooling is catered for by lower and middle schools in Woburn Sands and private schooling available at the Harpur Trust Schools in Bedford alternatively private schooling located in Swanborne and Stowe.

For those requiring excellent transportation links, Aspley Heath is ideally situated just minutes from the M1, providing good access to both London and the Midlands. The town is also serviced by regular bus routes and nearby train stations, facilitating easy travel to further destinations.

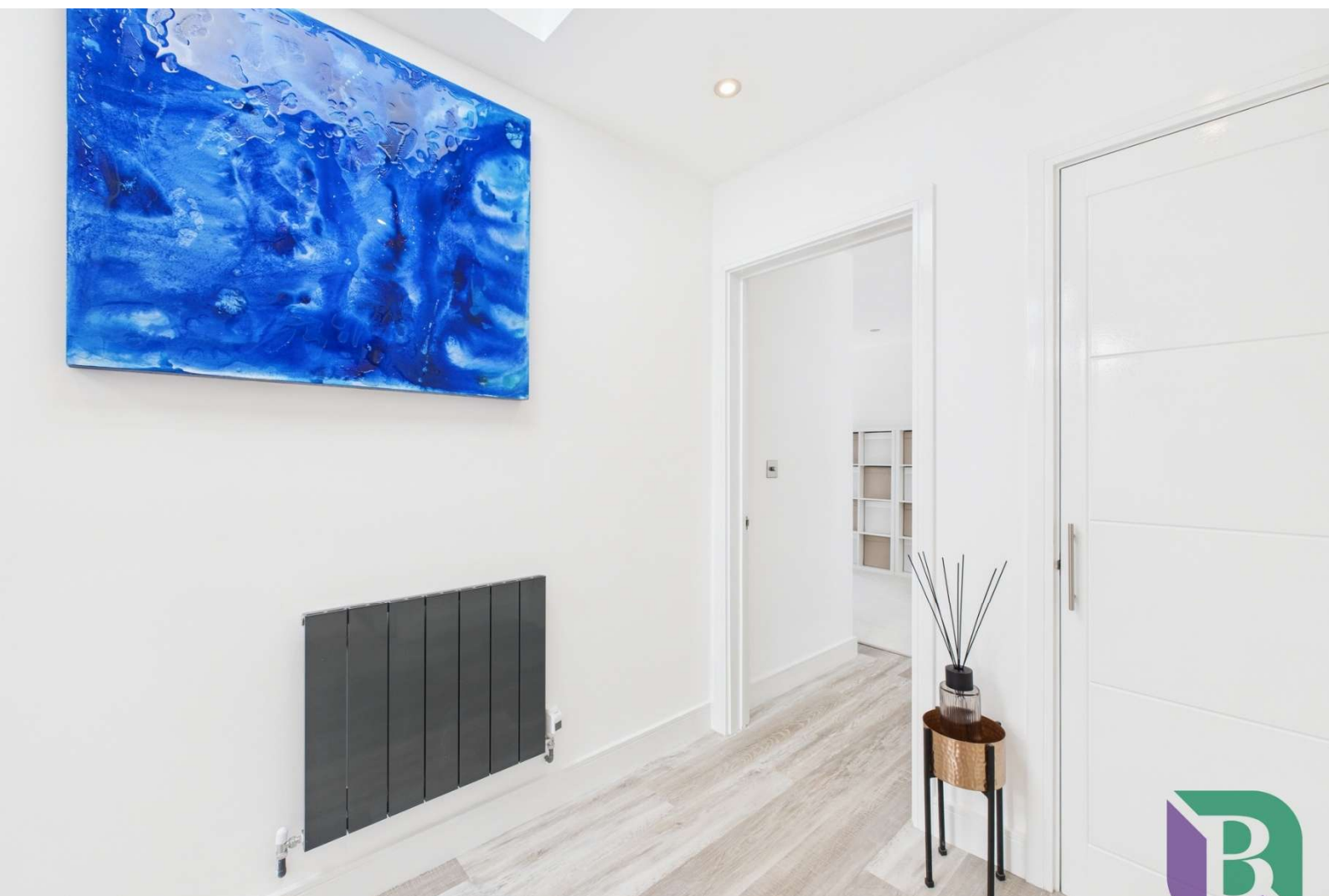










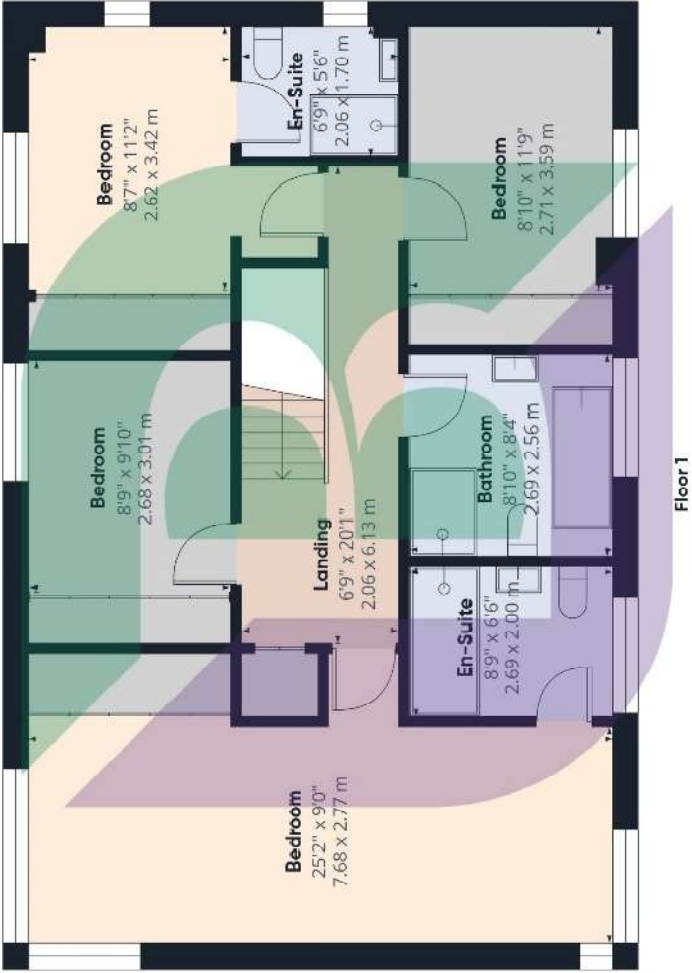
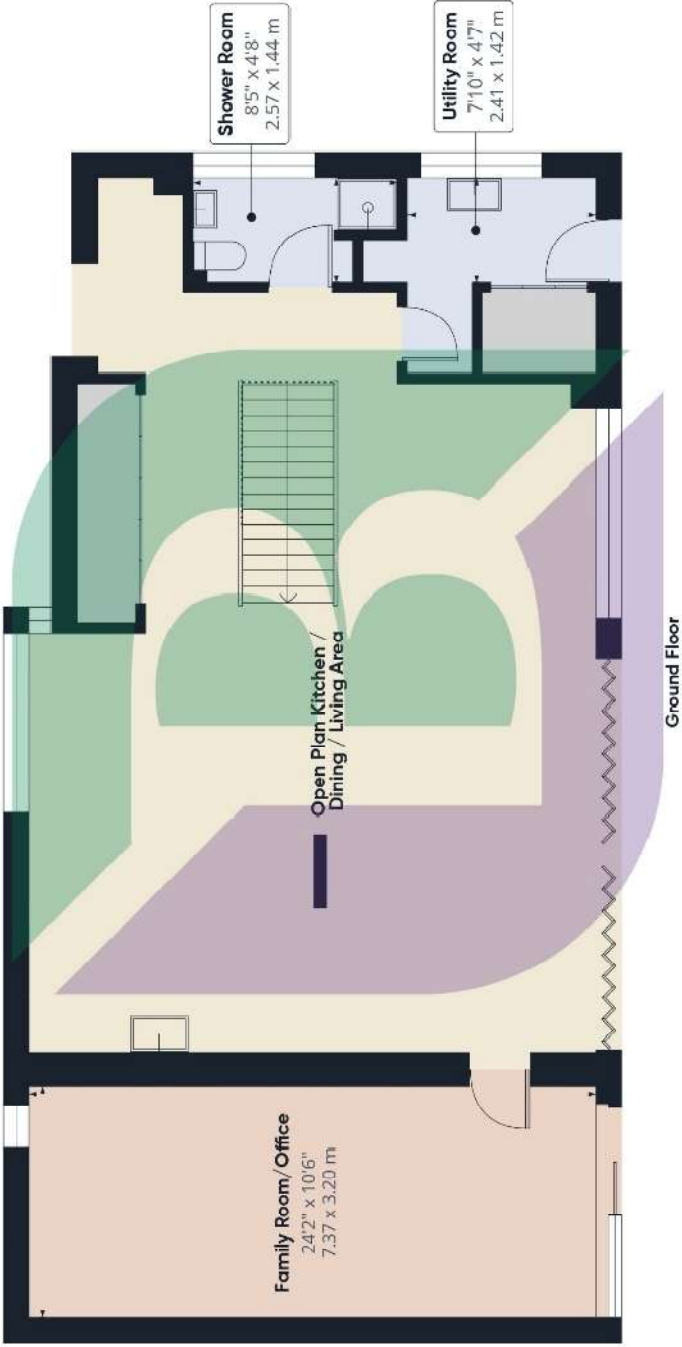


Approximate total area⁽¹⁾
2001 ft²
185.9 m²

(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.





Waiting on EPC



BEASLEY
& PARTNERS

6 High Street
Woburn Sands
Buckinghamshire
MK17 8RL

T: 01908 282 820

E: justask@beasley-partners.co.uk

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.

