



Wisteria, Wood Lane, Aspley Guise, MK17 8EJ

Price £695,000 Freehold



Welcome to 'Wisteria' — an absolutely charming Victorian semi detached home arranged over four floors. This delightful property showcases a tasteful blend of modern living and period character, featuring, neutral decor, high ceilings, large bay windows, and elegant fireplaces. Perfectly positioned in a tranquil location with just a short walk from Aspley Woods and open countryside.

Offered for sale with no onward chain.



Wood Lane

Aspley Guise, MK17 8EJ



Located in the picturesque village of Aspley Guise, on the fringes of Woburn Sands, this property offers the perfect blend of village charm and modern convenience. Aspley Guise boasts a community hall, a local school, a pub, and a golf course, while nearby Woburn Sands offers a variety of pubs, restaurants, shops, and boutiques. Additionally, Central Milton Keynes is just a short drive away, providing excellent road access to the M1 and A421.



You are welcomed into the entrance hall, where stairs rise to the first floor and doors lead to both the dining area and kitchen. A further opening features brick steps descending to the basement.

The living room features a large bay window and, as its focal point, an open fireplace. An opening flows seamlessly through to the dining area, which has a window overlooking the breakfast area.

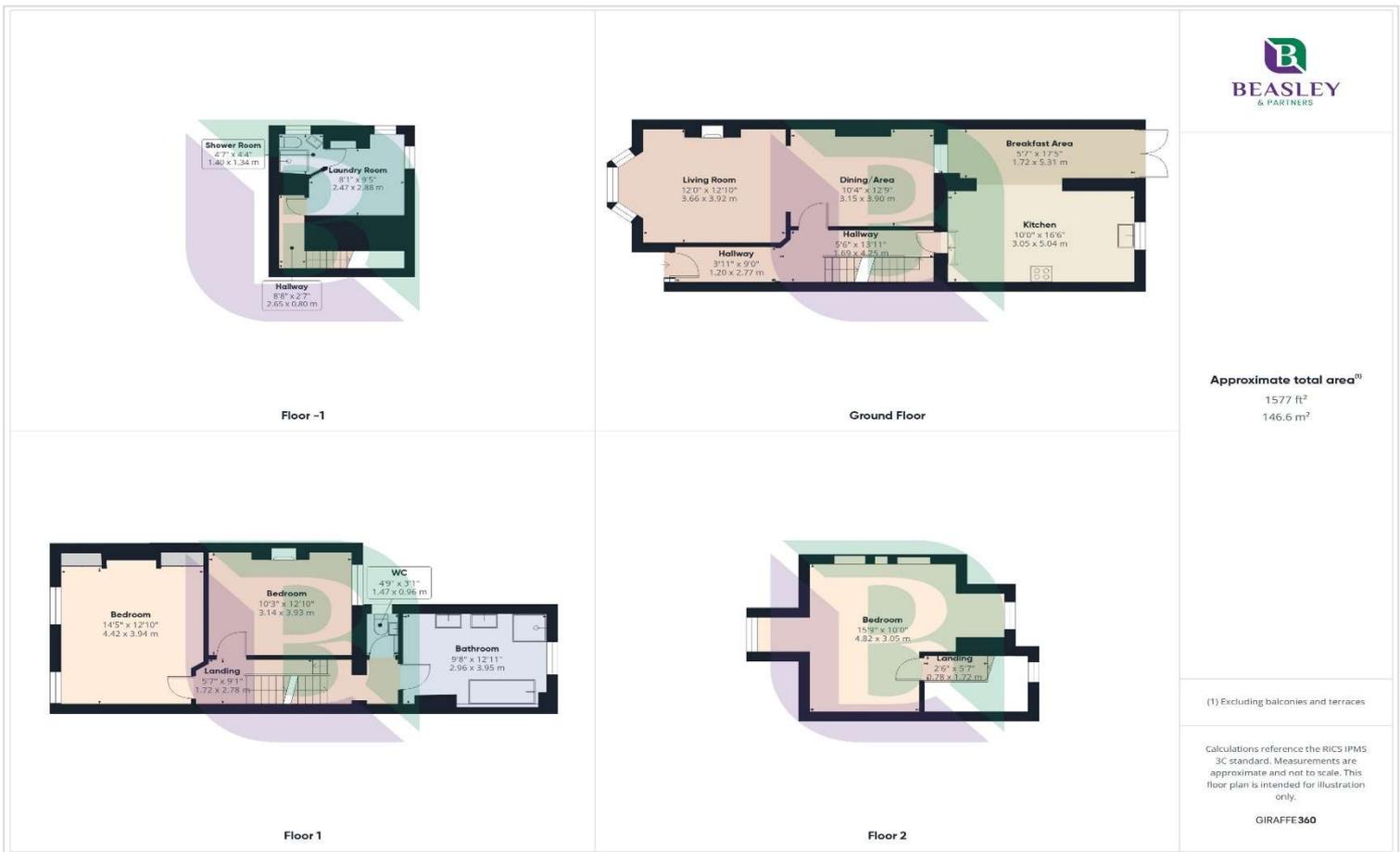
The kitchen/breakfast room is a bright and welcoming space, with a window overlooking the garden. It is fitted with a range of units and drawers, complemented by granite work surfaces with an inset sink. Additional features include an integrated dishwasher and a free standing large fridge freezer. From here, an opening leads through to the casual dining area, which is enhanced by a glazed roof and double doors opening onto the rear garden.

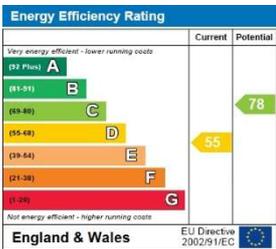
The basement houses a laundry room with windows to two aspects, plumbing for a washing machine, and space for additional appliances. A door from this room leads to a shower room, fitted with a white suite and benefiting from a window.

From the first-floor split-level landing, stairs rise to the second floor, with doors leading to the main bathroom, separate WC, and two bedrooms. The luxurious bathroom is fitted with a white suite, including a bath with central wall taps, twin wash basins set on a unit, and a shower cubicle. Additional features include an airing cupboard and a heated towel radiator. The separate WC is also fitted with a white suite. There are two double bedrooms, one featuring an ornate fireplace, and the other benefiting from built-in wardrobes and an ornate fire surround.

From the landing on the top floor, you are welcomed into a generously sized bedroom with dual-aspect dormer windows. This charming room features an ornate fireplace, built-in storage, and access to the roof space.

Externally to the front is a low maintenance garden accessed via two gated entrances, from the garden there is a side gate leading to the rear of the property. The rear garden is a private relaxing space beginning with a patio with a dwarf wall and cast iron fencing and gate leading to the lawn framed by mature borders.





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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