



Church Road, Aspley Heath, MK17 8TJ

Price £845,000 Freehold



An idyllic three-bedroom semi-detached Edwardian cottage, dating back to 1910, situated in the sought-after conservation area of Aspley Heath. This charming home is brimming with character, showcasing features such as timber latched doors, quarry tiled flooring, and vaulted ceilings on the first floor.

The kitchen and bathroom have both been tastefully refitted, while the family room enjoys bi-fold doors that open onto a picturesque, mature garden backing onto woodland. Externally, there is a versatile garden room with power and light connected.

The property previously benefited from planning for a single storey rear extension, which has since expired, offering future potential for further enhancement (subject to planning permission).



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Conveniently located near local amenities, this cottage 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 picturesque Georgian town houses and the beautiful Woburn Abbey.

For those requiring excellent transportation links, Aspley Heath is ideally situated just minutes from the M1 and A421 Bedford Bypass. 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. Milton Keynes Central Station offers a fast service to London Euston in under 45 minutes.



From the entrance hall the stairs rise to the first floor and doors access the downstairs cloakroom and living room and a doorway leads through to the kitchen/dining area.

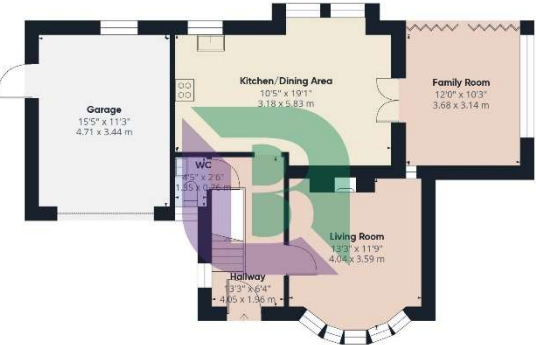
The living room is a a relaxing space, featuring a multi-paned bay window to the front with a timber beam. A fireplace set within the chimney breast serves as a charming focal point, flanked by shelving and a window on either side.

To the rear of the property is a spacious kitchen and dining area, featuring windows that overlook the rear garden. The kitchen is fitted with a range of units and provides space for white goods, along with ample room for a dining table and chairs. Double multi-paned doors open into the family room, which boasts a vaulted ceiling with two skylights and built-in banquette seating. Bi-fold doors extend the living space to a covered decked area, creating a seamless connection between indoor and outdoor living.

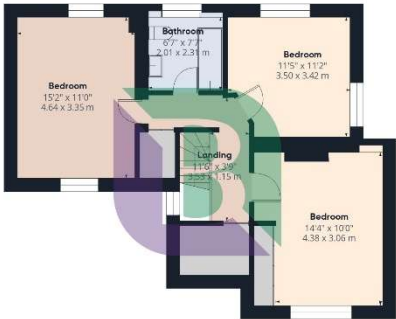
On the first-floor landing, there is a large storage cupboard and doors leading to the refitted family bathroom and three double bedrooms, one of which benefits from built-in wardrobes. Also, a bedroom has the plumbing for the potential of adding an en-suite.

Externally, to the rear of the property is a delightful garden backing onto woodland, offering a peaceful and private setting. The garden features two decked areas, shingled sections, an established pond, a lawn, and a variety of mature planting and shrubbery. There is also a garden room with power and light, together with a shed providing useful storage.

To the front, the property benefits from access to an integral garage with a personal side door. Metal gates provide access to the rear garden, while the remainder of the frontage is mainly gravelled, offering parking for approximately three vehicles.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
1565 ft²
145.3 m²

(1) Excluding balconies and terraces

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

GIRAFFE360





Waiting on EPC

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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