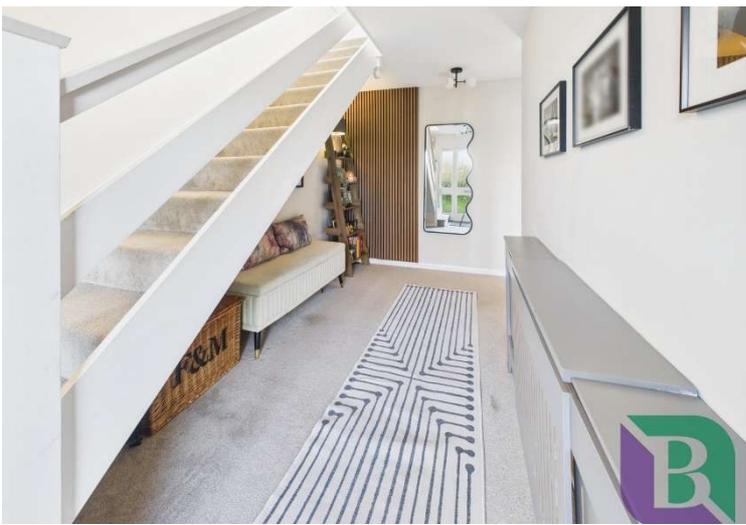




Newport Road, Wavendon, MK17 8AE
Offers Over £700,000 - Freehold



Attractive modernised detached home offering elegant bay-fronted living, separate dining room opening onto a generous south-west facing garden, three double bedrooms and a spacious four-piece bathroom. Detached garage with adjoining studio/workshop, gated parking and a sought-after village setting.



Newport Road

Wavendon, MK17 8AE



Wavendon is ideally positioned between the modern city of Milton Keynes and the historic town of Woburn Sands. The village offers a popular gastro pub, church, recreation ground, community centre and garden centres, while nearby Kingston Retail Park provides a wide range of shops, supermarkets and restaurants. Excellent transport links include convenient access to the A421 Bedford Bypass and the M1.



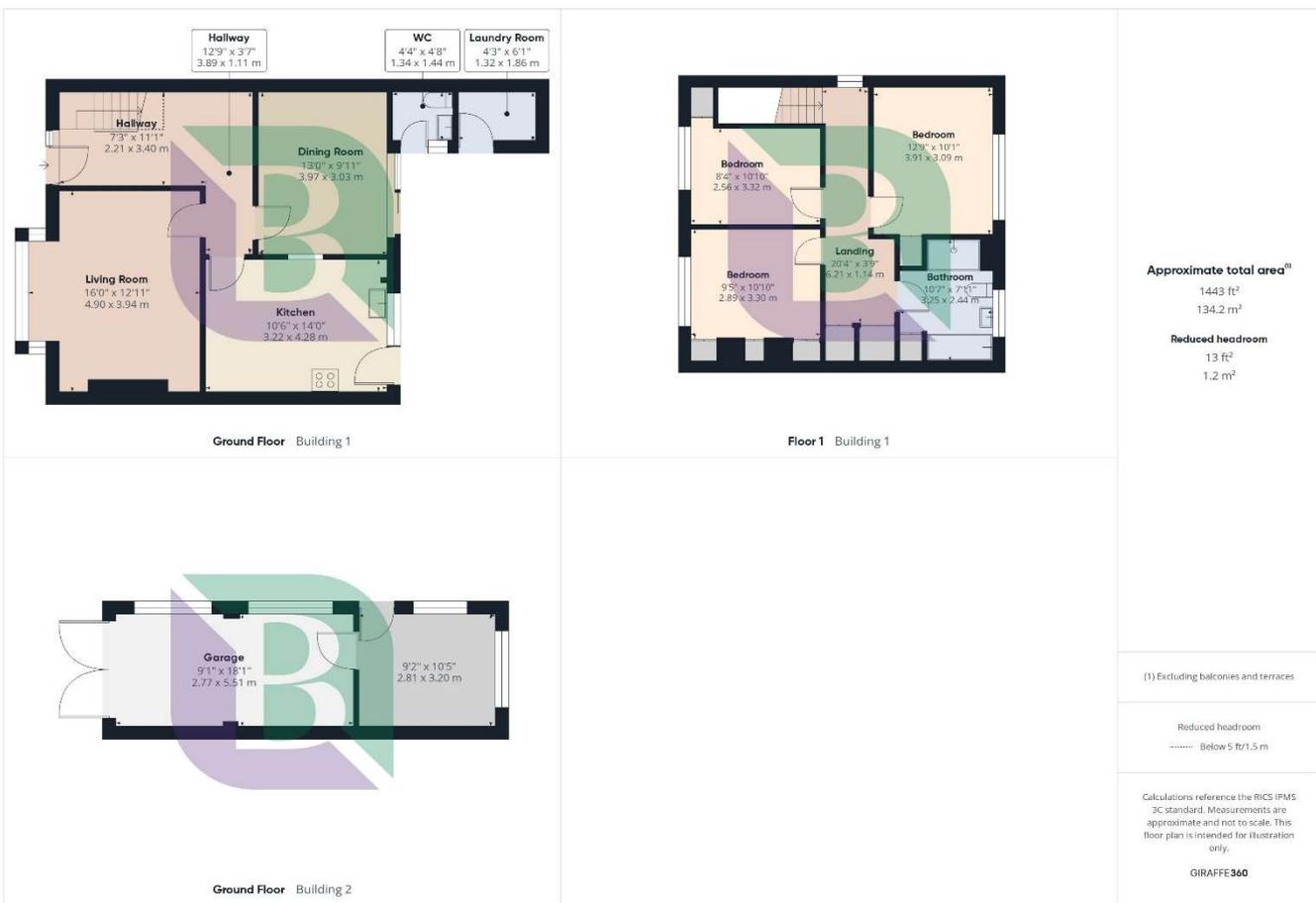
The property is entered via a welcoming and modern entrance hall, with a staircase rising to the first floor. To the front of the house, a bright and comfortable lounge is centred around an attractive large bay window, allowing excellent natural light to flood the room and enhancing the bright, airy atmosphere the current vendors have created.

To the rear, a separate dining room enjoys direct access onto the substantial rear garden, making it an ideal space for everyday family living, entertaining, or use as a home working area with tranquil garden views. The fitted kitchen is well proportioned and practical, offering a comprehensive range of units and generous worktop space, along with access to the garden. Original character features, including a serving hatch to the dining room, add charm and interest. While fully functional, the kitchen also presents an excellent opportunity for a purchaser to update or reconfigure to suit their own tastes and lifestyle.

To the first floor, the property offers three genuine double bedrooms, all benefiting from various built-in storage solutions. The principal bedroom enjoys a pleasant outlook over the rear garden, while the remaining bedrooms overlook the front of the property. A notably spacious four-piece family bathroom serves the first floor, fitted with both a bath and separate shower, and again offers scope for modernisation if desired.

Outside, the property truly comes into its own. The large south-west facing rear garden is a standout feature, offering a high degree of privacy and enjoying sunshine throughout much of the day. Predominantly laid to lawn, it provides ample space for families, entertaining, or future landscaping.

A detached single garage is complemented by an attached brick studio/workshop, both benefiting from power and lighting, making them ideal for storage, hobbies or home working. Additional brick outbuildings adjoin the house, including a boiler shed, adding further versatility. To the front, a block-paved driveway with gated access provides extensive off-road parking for multiple vehicles.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	79
(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.



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