



Vicarage Street, Woburn Sands, MK17 8RE

Price £550,000 Freehold



An extended three bedroom detached house with integral garage, presented in excellent condition and located within walking distance of the High Street. The property features a stylish modern kitchen/breakfast room with a central island, an en-suite to the principal bedroom, and a beautiful garden.



Vicarage Street

Woburn Sands, MK17 8RE



Woburn Sands is known for its excellent amenities, including a high street with shops, boutiques, pubs, and eateries. The town is set against the picturesque backdrop of Aspley Woods, with nearby villages including Aspley Guise and Woburn. Convenient access to the M1 and Central Milton Keynes is just a 15-minute drive away. The Woburn Sands Railway station offers rail connections to Bletchley and Bedford Stations.



Entering the property through the entrance porch, there are doors leading to the cloakroom and hallway, which features stairs rising to the first floor and glazed double doors opening into the living room.

The living room is a bright and inviting space, featuring a fireplace with an inset wood burner and a door leading to a convenient understairs cupboard, from here glazed double doors open to the dining room which has a door to the kitchen/breakfast and glazed double doors to the sun room.

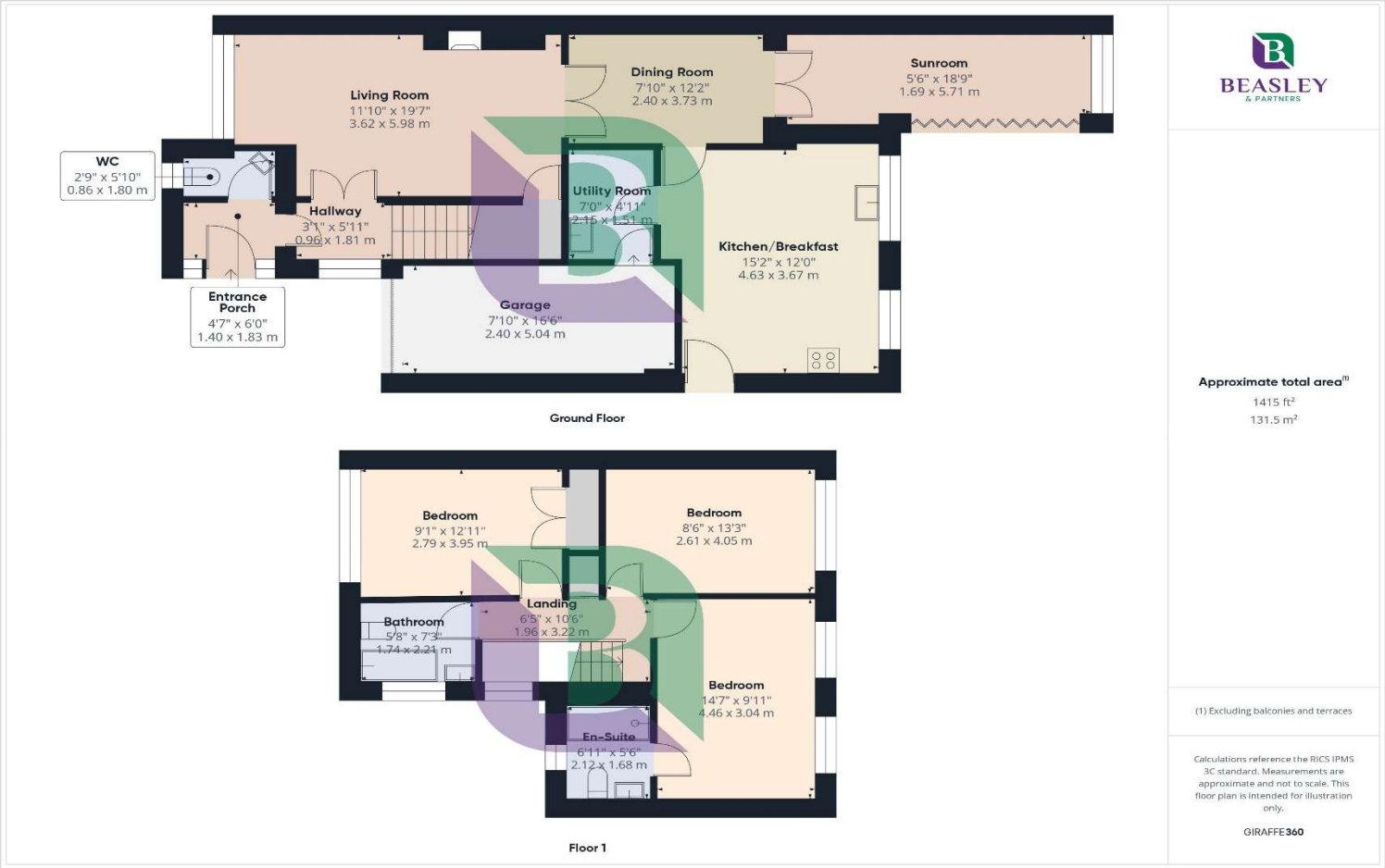
Another bright space is the kitchen/breakfast room, fitted with a range of units and drawers enhanced by under-unit ambient lighting and inset ceiling lights. The marble work surfaces incorporate an inset one-and-a-half sink with hot tap and an induction hob with extractor over, while a central island/breakfast bar provides additional workspace and storage. Integrated appliances include an oven, combi oven/microwave, warming drawer, wine cooler, dishwasher and fridge freezer. A glazed door opens externally to the side of the property, allowing convenient access and a door accesses the utility room which has fitted units, work surface with a single bowl and drainer inset, space for a washing machine and a door to the integral garage.

The sun room provides a wonderful additional living space, featuring a vaulted ceiling with skylight and bi-fold doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living.

From the first-floor landing, there is access to the refitted family bathroom, which is fully tiled and fitted with a modern white suite and useful storage. The property offers three double bedrooms, one benefitting from built-in wardrobes, while the primary bedroom enjoys the luxury of a private en-suite which has been refitted.

External
To the front of the property, a driveway leads to a carport and the integral garage, complete with power and lighting. A gated side access provides entry to the rear garden. The approach also includes a pathway to the front door alongside a lawned garden with established flower, shrub, and plant borders.

The rear garden has been thoughtfully landscaped for low-maintenance living and is attractively arranged across two levels. The upper tier features a spacious patio terrace, perfect for outdoor dining and entertaining, while steps lead down to a further garden area laid with slabs and gravel, complemented by a feature tree and raised planting beds.





Energy Efficiency Rating	
Current	Potential
100% energy efficient - lower running costs	
A (92-100)	81
B (81-91)	
C (69-80)	62
D (55-68)	
E (49-54)	
F (39-48)	
G (1-38)	
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.



6 High Street
Woburn Sands
Buckinghamshire
MK17 8RL

