



**BEASLEY**  
& PARTNERS

Silverbirches Lane, Aspley Heath, MK17 8TL

Price: £1,400,000 Freehold











Positioned in a lofty position with views over Woburn Sands set in the prestigious Aspley Heath, this individually designed five-bedroom detached home offers an impressive combination of space and versatility, with accommodation arranged across four levels. Adding to its appeal, the property also benefits from a self-contained granny flat, ideal for visiting guests or a family member. Viewing is highly recommended to appreciate the layout and design.

#### **Living Accommodation:**

Entry to the property is through a beautiful stained-glass effect front door, opening into a welcoming porch. From here, a door provides access to the self-contained granny flat, while double doors lead into the entrance hall. The home's unique split-level design creates a wonderful sense of space and versatility.

From the entrance hall, stairs descend to the lower hallway, where you'll find a shower room, useful understairs storage cupboard, a living room, and the heart of the home, a spacious open-plan kitchen, dining, and family area.

Stairs ascending from the entrance hall to a landing which provides access to three double bedrooms and a family bathroom.

At the very top of the home a charming reading nook with a dramatic floor to ceiling window creating a serene retreat filled with natural light, while a further landing offers an ideal study area. From here, a door leads into the primary bedroom.

The spacious open-plan kitchen/dining/family area is the perfect setting for both everyday living and entertaining, flooded with natural light from windows, a sliding door to the garden and a striking roof lantern. The contemporary kitchen is fitted with a stylish range of units and drawers, complemented by sleek Corian worktops incorporating a sink unit, pop-up charger and an inset five-ring gas hob with chimney-style extractor over. Additional features include two eye-level ovens and an integrated dishwasher, while a breakfast bar completes the modern and functional design. A door accesses the utility room which has an external door to the side of the property.

Flowing seamlessly from the kitchen/dining/family area, the generous living room enjoys wonderful garden views, a niche with a living flame gas fire and enhanced by dual-aspect sliding doors that open directly onto the outdoor spaces. From here, doors lead to two versatile reception rooms, ideal for use as a study, playroom, or additional family spaces, perfectly suited to modern lifestyles.





### Granny Flat/Guest Suite:

This is a great space for visiting guests or a family member. It has a lounge area which is open plan to the kitchenette, a door accesses an internal double bedroom with a shower room.

### Upstairs Accommodation:

The property offers a family bathroom with Jacuzzi bath and three double bedrooms, all benefiting from walk-in eaves storage, with one further enhanced by built-in wardrobes with sliding mirrored doors.

The primary bedroom suite occupies the top floor, featuring a vaulted ceiling and a private staircase leading down to a dressing room with built-in wardrobes. From here, an opening flows into the luxurious en-suite bathroom, complete with a bath and walk-in shower, creating a truly indulgent retreat.

### Externally

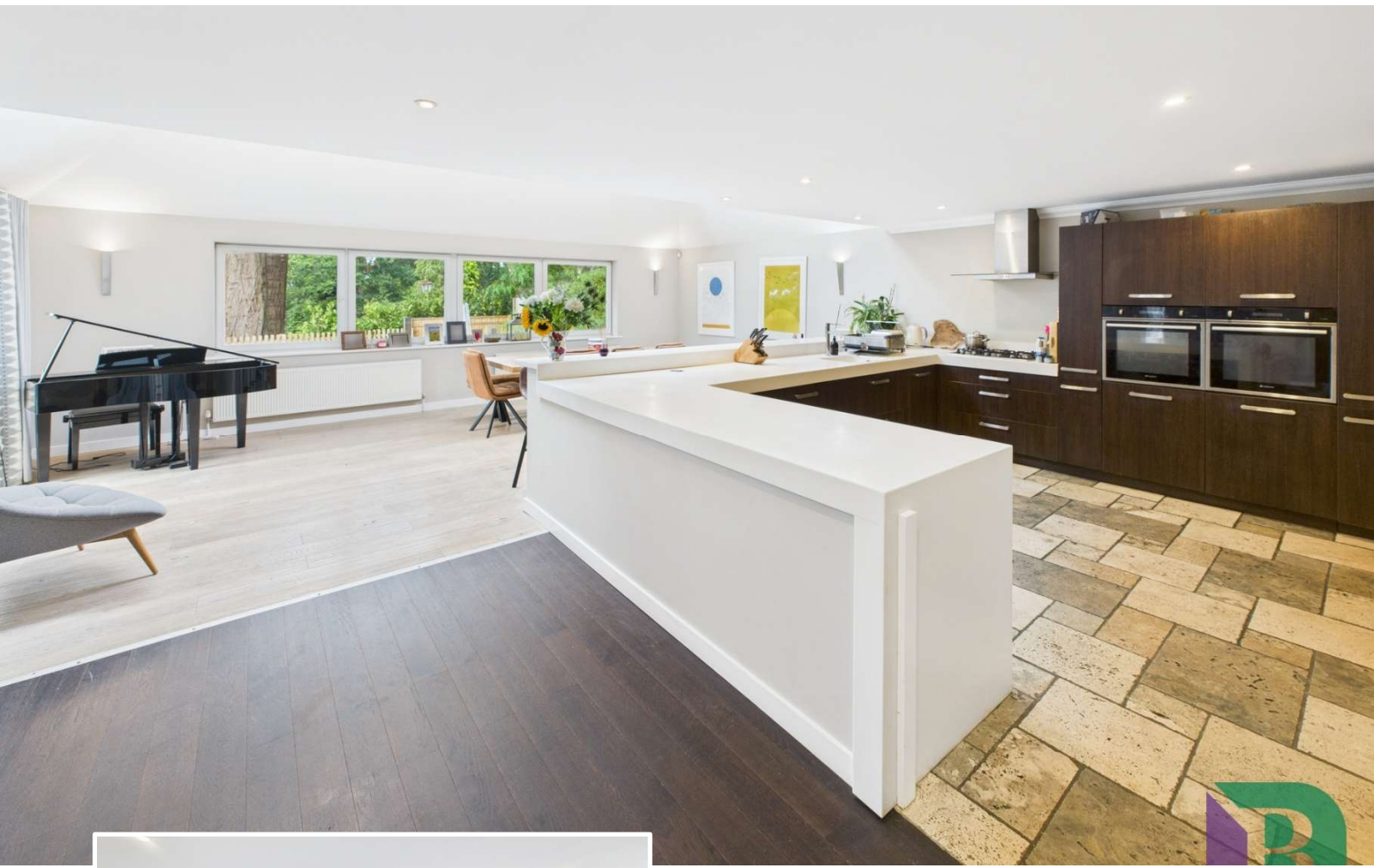
There is a detached double garage, gravelled driveway providing parking for several vehicles. Side and rear gardens, a sun terrace, panoramic views.

*Located in a premier location of Aspley Heath, on a private road, one of the area's most sought-after addresses, offering woodland walks right on the doorstep, ideal for those seeking a tranquil yet accessible location. Nearby Woburn Sands is a community rich in amenities, perfectly catering to the everyday needs of its residents. The High Street is lined with a variety of shops, boutiques, cafes, pubs, restaurants, a post office, pharmacy, medical centre, library, and churches. Additionally, the area boasts a bowls club, tennis club, and nearby garden centres. The local railway station provides convenient connections to Bedford and Bletchley.*

*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. Milton Keynes Central Station offers a fast service to London Euston in under 45 minutes. Regular bus services from the High Street and excellent road access to the A5, M1, and A421 Bedford Bypass make commuting easy. Additionally, the historic Woburn Abbey, safari park, and world renowned Woburn Golf Course are just a short drive away.*

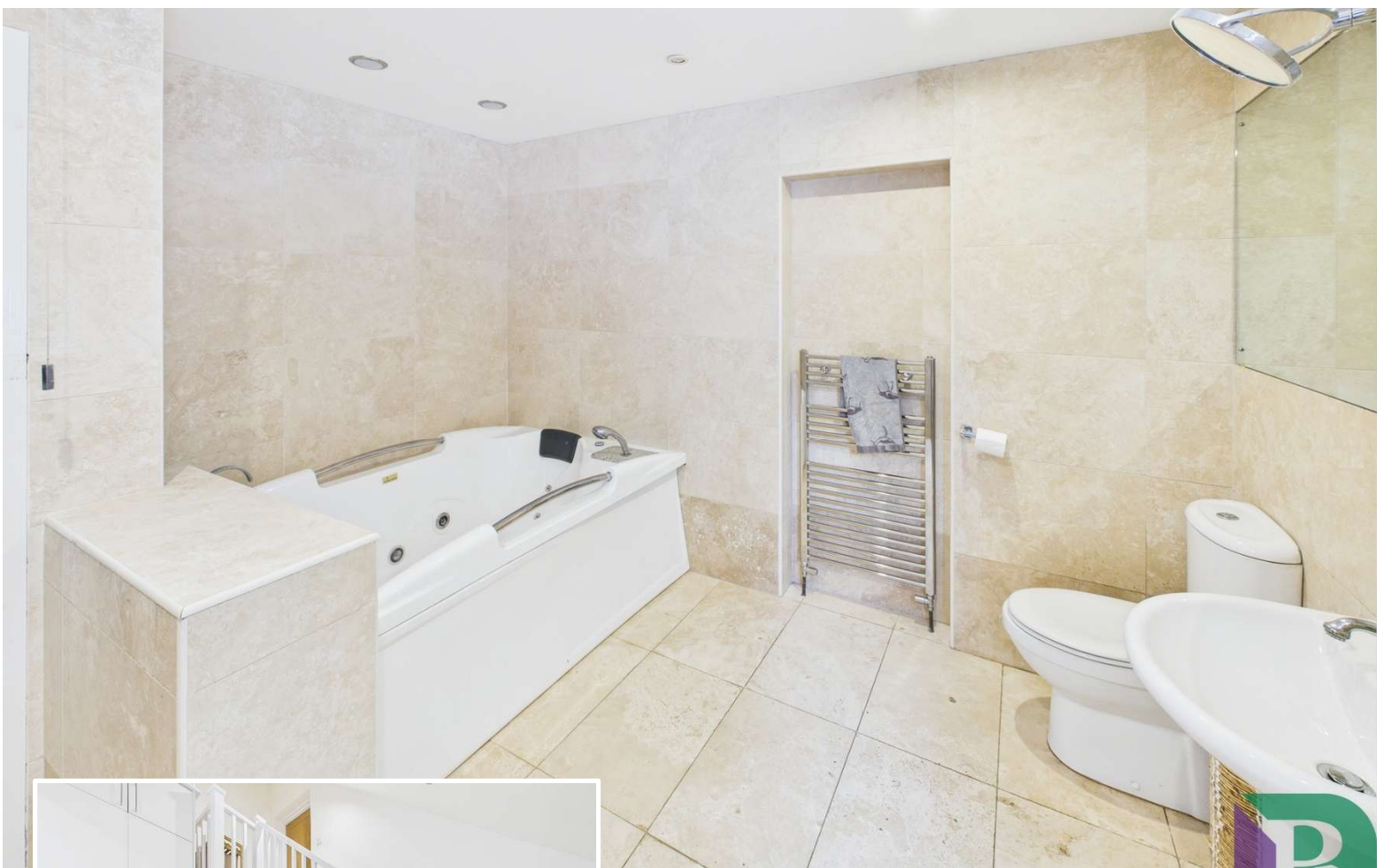
Agents Note: The property is situated in a conservation area where tree preservation orders apply. The road is not adopted.



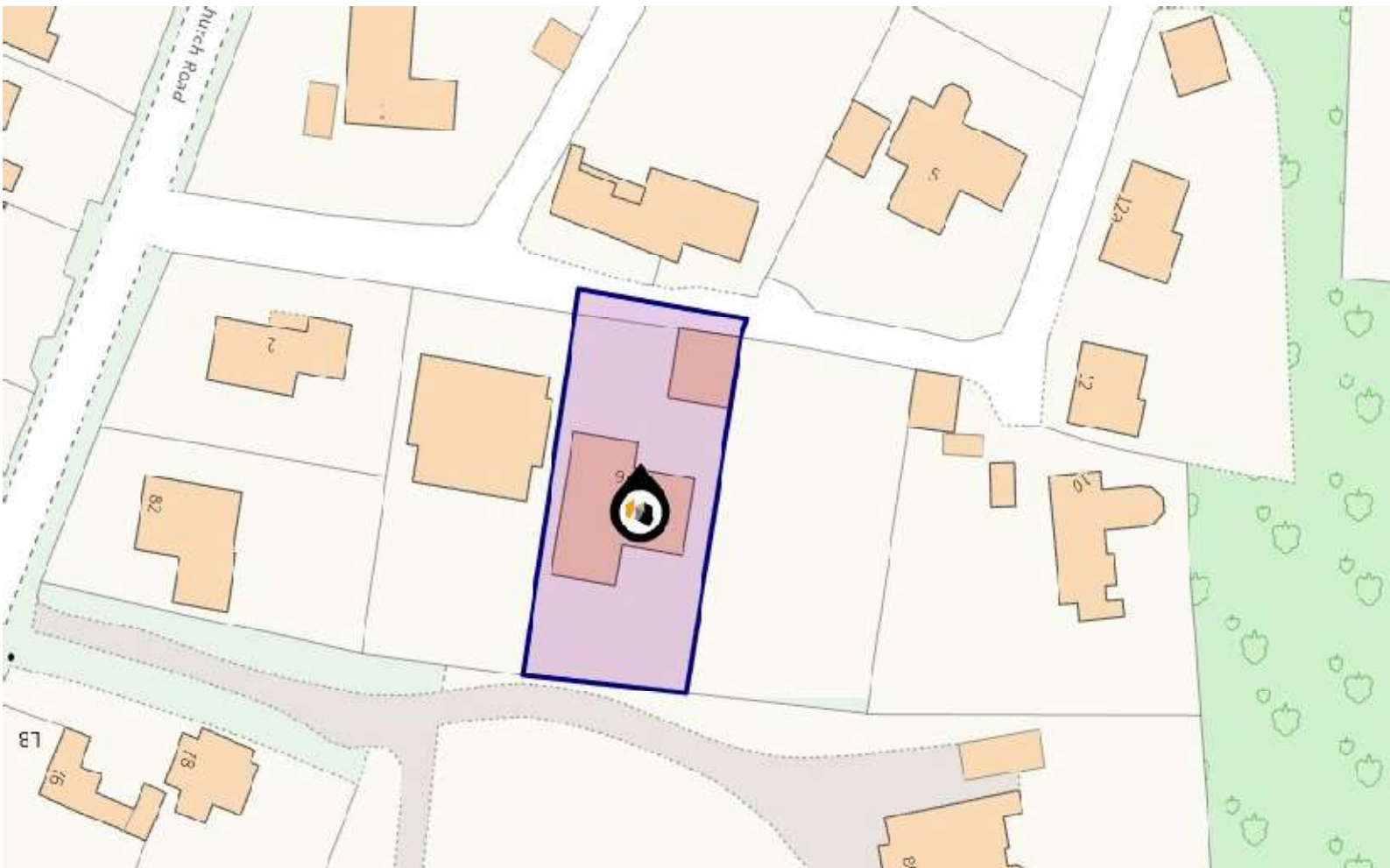






















Approximate total area<sup>(1)</sup>

3894 ft<sup>2</sup>  
351.9 m<sup>2</sup>

Reduced headroom

240 ft<sup>2</sup>  
22.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

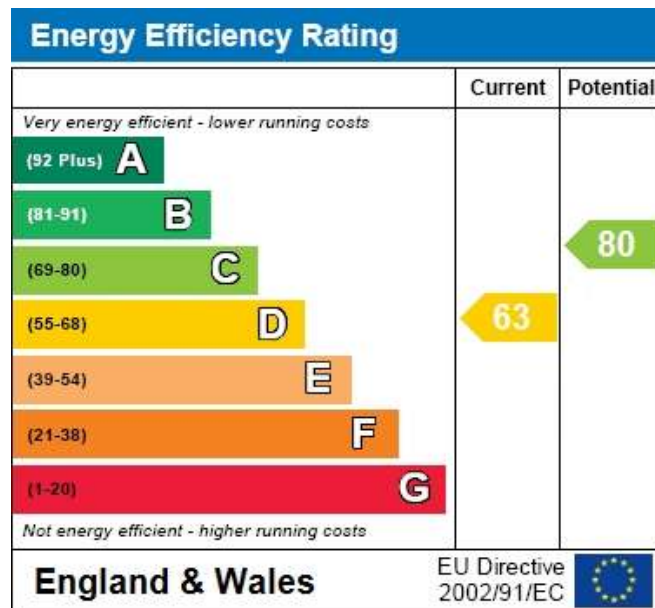
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Ground Floor Building 2

Floor 2 Building 1





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## 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.

