



BEASLEY
& PARTNERS

Russell Street, Woburn Sands, MK17 8NX

Price £425,000 - Freehold



A truly delightful Victorian two-bedroom terrace, beautifully presented and enviably located just a stone's throw from Woburn Sands High Street. This character home combines classic period charm with modern comfort and thoughtful design, creating a property that is as practical as it is appealing.



Russell Street

Woburn Sands, MK17 8NX



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.



The property opens into a welcoming snug lounge, highlighted by a striking bay window with bespoke seating, flooding the room with natural light and offering a cosy corner to relax. A decorative log burner provides a warm focal point and anchors the space in inviting, lived-in comfort, allowing you to easily manage the space surrounding it. From here, a wooden framed door leads into a generous second reception room, currently arranged as a dining room, which continues the theme of relaxed entertaining and cosy comfort. This room also benefits from its own log burner and attractive period details, and features a sash window overlooking the lean-to, providing continuity of light and space. The heart of the home is the quaint cottage-style kitchen, presented with a mix of shaker cabinetry, quarry tile flooring, and integrated appliances, including a four-ring cooker with oven and dishwasher. The careful choice of finishes underscores the home's character while delivering everyday functionality. The kitchen flows seamlessly to the ground floor three piece bathroom suite, finished with quarry floor tiling and classic fittings. Behind the bathroom, the original outbuilding conversion provides a dedicated utility and laundry room with its own external access — an ideal space for washing, storage and convenience.

Upstairs, the landing leads to two generously proportioned double bedrooms and a well-appointed first-floor bathroom, accessed both from the landing and the principal bedroom — a practical arrangement for family living. Each bedroom features ample natural light and period proportions, ideal for restful accommodation. A highlight of the property is the loft room, accessed from the first floor and currently utilised as an additional double third bedroom. With Velux windows providing a beautiful outlook over the garden,

Externally, the property boasts a beautifully presented courtyard-style garden, screened for privacy and low maintenance whilst still being pretty and presentable by nature, creating a lovely outlook. The garden is complemented by a summerhouse with lighting and power, perfect for use as a studio, workspace, or even a garden retreat. Beyond this, a workshop at the rear of the garden offers further potential for conversion or practical use.





6 High Street
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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.



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