



Station Road, Woburn Sands, MK17 8SB

Price £375,000 - Freehold



Positioned within the heart of this highly regarded and historic town, Is this truly impressive two bedroom mews home — a property that is so often requested and rarely available. Beautifully presented throughout, the home effortlessly combines character features with modern refinement.



# Station Road

Woburn Sands, MK17 8SB



Situated just stones throw away from Woburn Sands train station, with lines running to Bletchley and Bedford. With a pond and green areas in close proximity as well as local schools and Woburn Sands Sports Hall. The main hub of Woburn Sands is also close by with it's high street where you will find a great variety of shops and boutiques, pubs and great eateries. The town has the stunning backdrop of Aspley Woods. Neighbouring villages are Aspley Guise and Woburn. There are convenient road links to the M1 and A421 Bedford Bypass, and Central Milton Keynes is approximately a 15 minute drive.



A charming, wide timber front door opens into a striking open-plan living and dining space, where high ceilings and a bay window create an immediate sense of light and volume. A brick feature fireplace with log burning stove forms a natural focal point, while a distinctive spiral staircase rises gracefully to the first floor, adding both character and architectural interest.

The dining area flows seamlessly into a well appointed shaker style kitchen, thoughtfully arranged with a range of eye and base level cabinetry, integrated appliances and a rear facing aspect overlooking the garden — perfectly suited to both everyday living and entertaining.

To the rear of the ground floor, a generous second double bedroom enjoys views over the garden, offering flexibility as guest accommodation, additional reception space or a work from home option. The family bathroom is stylishly finished with mosaic flooring and contemporary tiling, complementing the property's blend of charm and modern comfort.

The principal bedroom occupies the first floor, creating a peaceful retreat. Built in storage enhances practicality, while a well-fitted ensuite shower room adds a touch of luxury and convenience.

Externally, the south west facing rear garden is a particular highlight — larger than average and thoughtfully arranged with patio seating areas that capture the afternoon and evening sun. To the rear sits a fully powered and insulated garden office, ideal for remote working, creative pursuits or additional storage.





6 High Street  
Woburn Sands  
Buckinghamshire  
MK17 8RL

## 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.

