

How Cottage, The Square, Aspley Guise, MK17 8DG
Guide Price £550,000 Freehold



A charming Grade II listed 17th-century cottage set in the heart of Aspley Guise, offering characterful and well-proportioned accommodation extending to approximately 1,228 sq ft. currently arranged as two bedrooms but could be rearranged to offer three bedrooms.



The Square

Aspley Guise, MK17 8DG



The location is well suited for the commuter, boasting ease of access to the M1 at junction 13, as well as mainline train stations in Milton Keynes (West Coast Mainline), Flitwick or Harlington (Thames Link) not to mention the Bedford to Bletchley line in Aspley Guise.

The area is renowned for its scenic walks and outdoor pursuits, with the nearby Woburn Abbey and Woburn Safari Park adding to the appeal. The surrounding countryside offers bridleways, woodland walks, and open green spaces, enhancing the village's semi-rural lifestyle.



A charming Grade II listed 17th-century cottage set in the very heart of The Square in Aspley Guise, offering beautifully proportioned accommodation of approximately 1,228 sq ft and an abundance of period character throughout.

Believed to date from the 1600s with an interesting inscription in a timber referring to 1587 and officially listed by Historic England in 1987, How Cottage was formerly part of the How estate and retains many features befitting its age and status. Constructed with timber framing and red brick beneath colour-washed rendered elevations, the property presents a quintessential village façade in this historic setting. Whilst the property currently offers two double bedrooms the property has in its history been configured to offer three bedrooms.

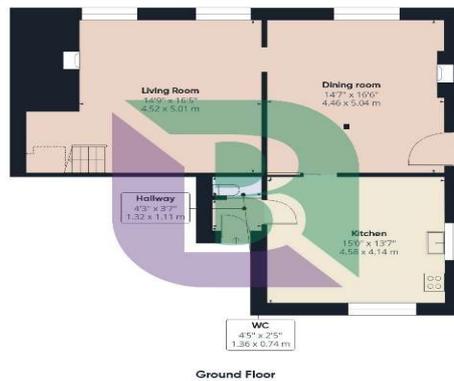
Internally, the cottage is rich in original character. The welcoming living room is centred around an impressive, large open fireplace with log burning stove, creating a striking focal point and a wonderful sense of warmth and atmosphere. Exposed beams and timbers add texture and authenticity, while areas of exposed brickwork further highlight the building's heritage and craftsmanship. The separate dining room mirrors the generous proportions of the living space, providing an ideal setting for entertaining and family gatherings and again offering an open fireplace.

To the rear, the kitchen offers ample space for cabinetry and appliances, complemented by a ground floor WC for convenience. There is an additional lean too with shelving, providing useful storage space and somewhere to leave the muddy Wellies!

Upstairs, a central landing leads to two well-proportioned double bedrooms and a family bathroom offering a 4-piece bathroom suite to include a separate shower cubicle. The principal bedroom in particular benefits from excellent dimensions, while character details continue throughout the first floor.

Externally the property boasts a mature established garden which is set over two levels offering both lawn and woodland. The lower garden level is mainly laid to lawn with established shrub and bush borders and patio area. Steps rise to the upper level which is predominantly wooded with a greenhouse and shed for storage. In addition to the rear garden the front garden benefits from the privacy of well-established bushes to include roses adding to the quintessential period cottage. Further benefits include ample off-road parking for 3 cars, by way of a driveway leading to a carport.

Combining period charm with practical living space, this delightful cottage offers a rare opportunity to acquire a historically significant home in one of Bedfordshire's most sought-after village settings.



Approximate total area[®]
1228 ft ²
114.2 m ²
Reduced headroom
9 ft ²
0.9 m ²

(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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(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.



6 High Street
Woburn Sands
Buckinghamshire
MK17 8RL

