



Chantry Close, Woburn Sands, MK17 8UB
Guide Price £600,000 - Freehold



Nestled within the highly regarded residential setting of Chantry Close, this beautifully presented four/five bedroom detached home offers an exceptional level of versatility, perfectly suited to modern family living and multi-generational lifestyles, tastefully redesigned by the current owners.



Chantry Close

Woburn Sands, MK17 8UB



Situated to the edge of Woburn Sands with stunning countryside on your doorstep. There are schools for all ages nearby as well as Woburn Sands train station with trains to Bletchley and Bedford and garden centres. The main hub of Woburn Sands is close by with its high street where you will find a variety of shops, boutiques, eateries and pubs. 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.



Occupying a generous corner plot, the property has been thoughtfully reconfigured and stylishly improved by the current owners to create a home that is both practical and elegant throughout. From the moment you step inside, the quality of presentation is immediately apparent, with tasteful décor, bright open spaces and a flowing layout combining to create a welcoming family environment.

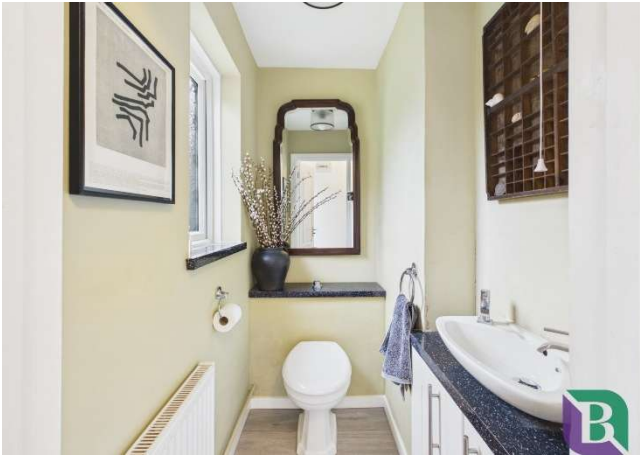
The ground floor accommodation centres around an impressive open-plan lounge, kitchen and dining space, designed with both everyday living and entertaining in mind. The kitchen opens seamlessly into a bright sunroom overlooking the rear garden, adding an additional reception area flooded with natural light. Beyond this is a further versatile reception room complete with kitchenette, offering excellent potential for independent living, guest accommodation or a dedicated entertaining space.

A standout feature of the property is the conversion of the former double garage, now providing a substantial fifth bedroom with its own en suite shower room. This adaptable area could equally function as a home office, studio, treatment room or additional reception space depending on individual requirements, making the home ideal for buyers seeking flexible accommodation.

To the first floor, the property continues to impress with four genuine double bedrooms, including a spacious principal suite benefitting from an en suite shower room, whilst the remaining bedrooms are served by a well-appointed family bathroom.

Externally, the home enjoys a private and well-proportioned rear garden, perfectly suited for families and outdoor entertaining, whilst the corner plot position enhances both privacy and curb appeal. To the front, there is ample driveway parking





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (83 Plus)		
B (81-82)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		
		70	84

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.



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