



Blackthorn Grove, Woburn Sands, MK17 8PZ

Price £600,000 - Freehold



A substantial and versatile four bedroom detached home, ideally positioned within this established and highly regarded residential setting in Woburn Sands. Built in the late 1960s, this spacious family property features generous accommodation throughout, ample driveway parking and large rear gardens



Blackthorn Grove

Woburn Sands, MK17 8PZ



Blackthorn Grove represents a fantastic opportunity to acquire a sizeable detached family home with excellent versatility and considerable potential. While the property would benefit from some updating, this is very much an opportunity to put your own stamp on a substantial home, with the combination of generous internal accommodation, extensive parking, a larger than average garage, impressive garden and potential for future enlargement making this a particularly exciting proposition in Woburn Sands.



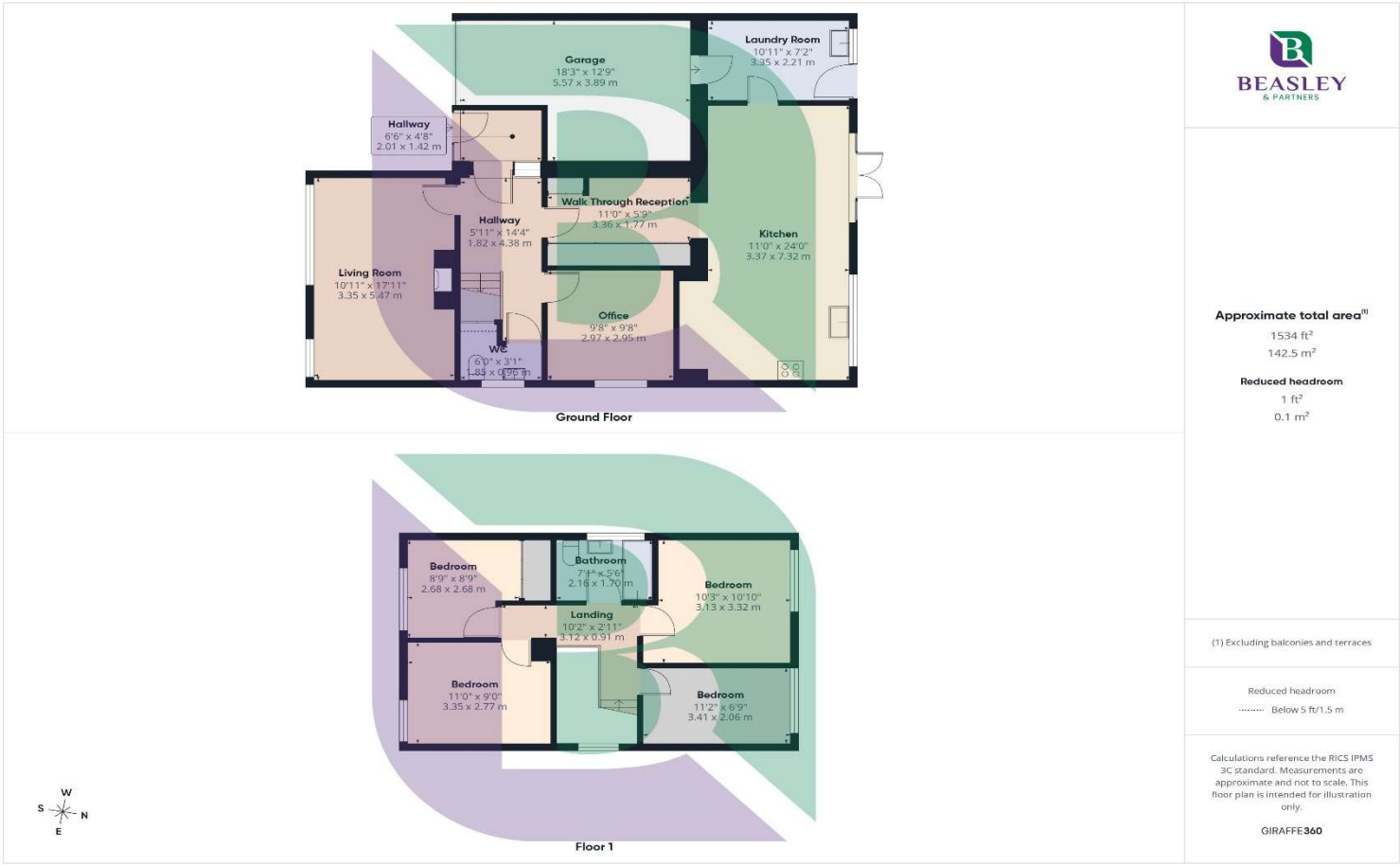
Approached via a wide driveway providing parking for several vehicles, the property immediately offers a sense of space and practicality. The generous frontage leads to the larger than usual single garage, which presents excellent flexibility for those requiring a workshop, additional storage or, subject to the necessary permissions, potential conversion into further accommodation. There is also scope to consider extending the existing property, including the possibility of extending over the garage, subject to planning and the relevant consents.

Stepping inside, the accommodation is both spacious and versatile, with a layout that lends itself particularly well to modern family life. The ground floor provides a number of separate reception areas, allowing the new owners to tailor the space to their individual requirements. Whether you are looking for a dedicated home office, playroom, snug, dining area or additional living space, there is plenty of opportunity to create a home that works around you and your family.

The extended open-plan kitchen and dining area forms the heart of the home, providing a sociable space for everyday family life and entertaining. This connects naturally with the additional reception accommodation, creating an adaptable ground floor which could be reconfigured or modernised to suit individual tastes.

Upstairs, four well-proportioned bedrooms are arranged around a central landing alongside the family bathroom. The accommodation offers excellent flexibility for a growing family, with the bedrooms also providing scope for guest accommodation, dressing space or home working depending on requirements.

One of the property's standout features is undoubtedly the rear garden. Enjoying a private north-facing aspect, the garden is substantial by modern standards and provides a wonderful amount of outdoor space. A large lawn extends away from the house, bordered by established planting and mature hedging, before continuing beyond the shed into a separate vegetable garden. This additional section provides an excellent opportunity for keen gardeners, while also offering further potential for landscaping and creating different areas for entertaining, relaxing or children's play





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	61	73
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

