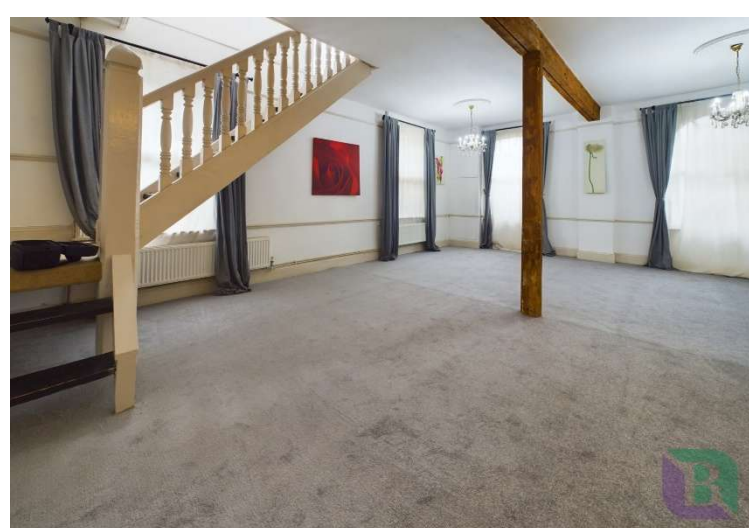




The Bakery, Russell Street, Woburn Sands, MK17 8NU
Guide Price £600,000 Freehold

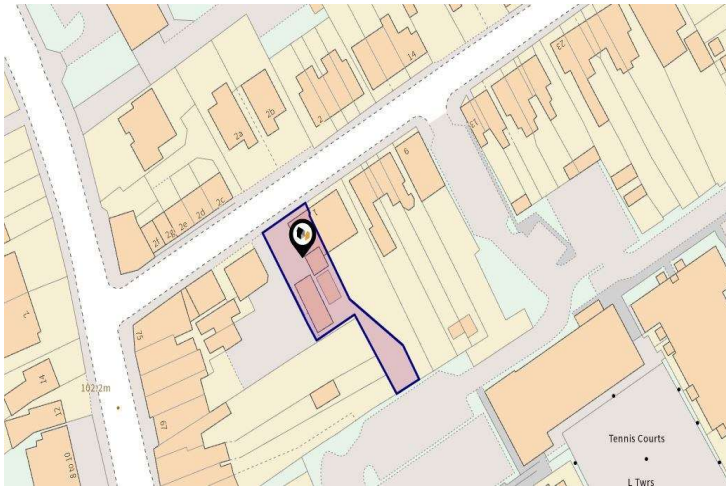


Set in a prime location in Woburn Sands is this large three bedroom semi detached part of what was the bakery, which does require updating, but has potential to extend or redevelop, also having an extensive garage and workshop (all subject to planning permission) and good size private rear garden.



Russell Street

Woburn Sands, MK17 8NU



A little bit of history of the bakery:

This is one of Woburn Sands iconic buildings and is featured on the Woburn Sands heritage site, being built mid-19th century as a wood yard, then in about 1900 becoming a social club before in the 1920 converting to a bakery. In 1990 the property changed hands and was used as an antique show room until in 1999 planning was granted to convert the property into two large semi-detached houses, with 1a the larger of the dwellings.



Set in a prime location in Woburn Sands is this large three-bedroom semi-detached part of what was the bakery, which does require updating, but has potential to extend or redevelop, also having an extensive garage and workshop (all subject to planning permission) and good size private rear garden. Offered for sale with no above chain

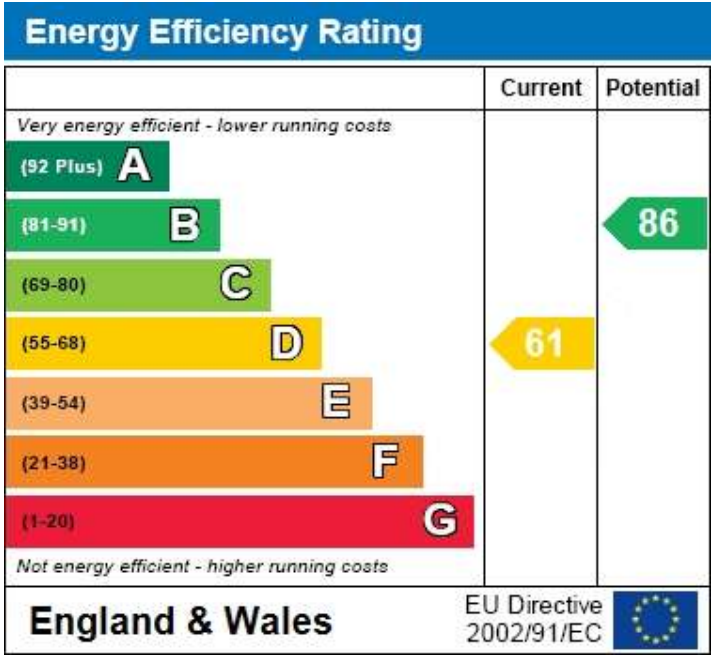
The bakery is now a large semi-detached house which has an extensive garage (with three phase electrical supply) and workshop (measurements excluded of work shop) accessed from the driveway to the side. To the rear is a great size garden offering privacy.

The house currently offers accommodation to the ground floor to include an entrance porch with door to the main hallway which has doors to the open plan living/kitchen area and dining room. The open plan lounge/kitchen has dual aspect windows, stairs rising to first floor and exposed beams, there is a door that leads out to the small sun room which has a door to the rear. Off the main hall way is a dining room with exposed beams with a door to the rear hallway with doors to the side access, shower room and a family room/study which has a door to access the rear garden. From the first-floor landing there is the main bathroom and three further bedrooms, one with an en-suite.

| | | |
|--------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p>Ground Floor Building 1</p> |  <p>Floor 1 Building 1</p> | <div></div> <div><p>Approximate total area⁽¹⁾</p><p>2062.03 ft²</p><p>191.57 m²</p><p>Reduced headroom</p><p>24.97 ft²</p><p>2.32 m²</p></div> <div><p>(1) Excluding balconies and terraces</p></div> <div><p>Reduced headroom (below 1.5m/4.92ft)</p></div> <div><p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p><p>GIRAFFE360</p></div> |
|  <p>Ground Floor Building 2</p> | | |



Woburn Sands has long been considered one of Milton Keynes most prestigious locations. This town has great amenities and within its high street you will find a great variety of shops and boutiques. You will also find village 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 Central Milton Keynes is approximately a 15-minute drive. The Woburn Sands Railway station offers rail links to Central Milton Keynes or Bedford Stations.



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
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MK17 8RL

