



BEASLEY
& PARTNERS

Church Hill, Aspley Guise

Price: £1,095,000 Freehold



A Unique & Contemporary Detached House





- Split Level Living
- Five Double Bedrooms
- Open Plan Hallway/Snug
- Large Lounge with Recess Lighting
- Open Tread Stairs with Lighting & Glass Balustrades
- Double Sided Fireplace
- Contemporary Kitchen & Dining Area with A Range of Integrated Appliances & Bi-Fold Doors
- Games/Family Room
- Office
- Downstairs Cloakroom
- Utility Room
- Integral Garage
- Under Floor Heating to The Ground Floor
- Main Bathroom
- Master Bedroom with Fitted Wardrobes & En-Suite
- En-Suites to Two Further Bedrooms
- Garden Room With WC, Heating & Air Conditioning
- South Easterly Split Level Rear Garden, With Sunken Patio, Covered BBQ Eating Area, Fenced Play Area.
- Upper Garden with Balcony & Access to the Garden Room
- Quiet Cul-De-Sac Location
- Set Within the Village of Aspley Guise
- Viewing By Appointment Only



The current owners have completely refurbished this house into a fantastic and unique modern family home and offers luxury living inside and out. The property has been finished to a high standard and has a great layout, with different levels of accommodation.

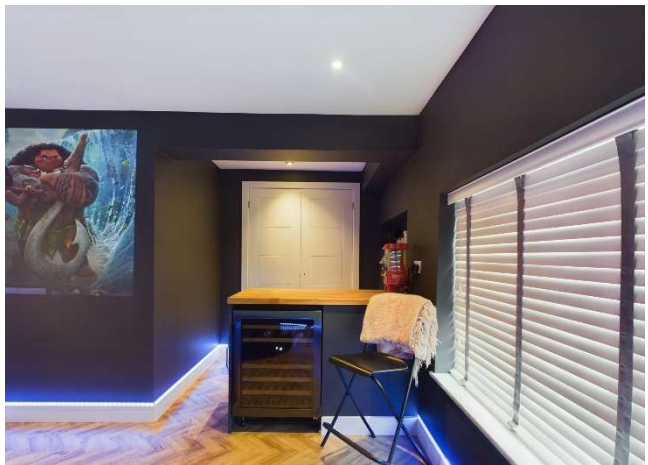
There is an open plan entrance hall with a snug area with a double-sided fire and an open tread stair case with lighting and glass balustrade. From the hallway there are doors to the office and utility room which has doors to the cloakroom and side access. The hallway has porcelain tiled flooring which runs through to the open plan kitchen/breakfast/dining room with bi-fold doors opening to the rear garden.

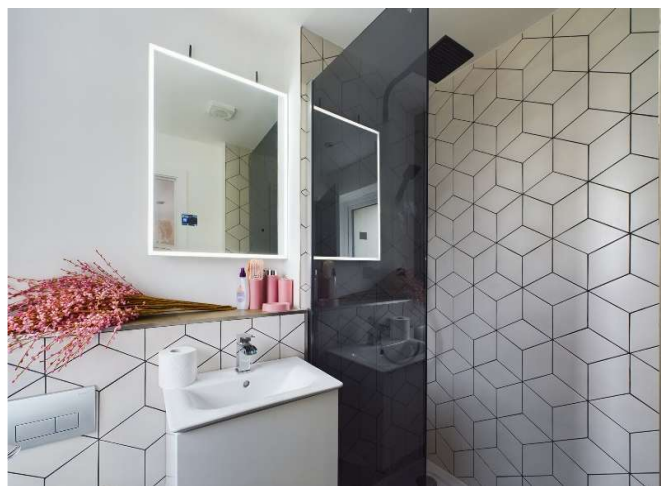
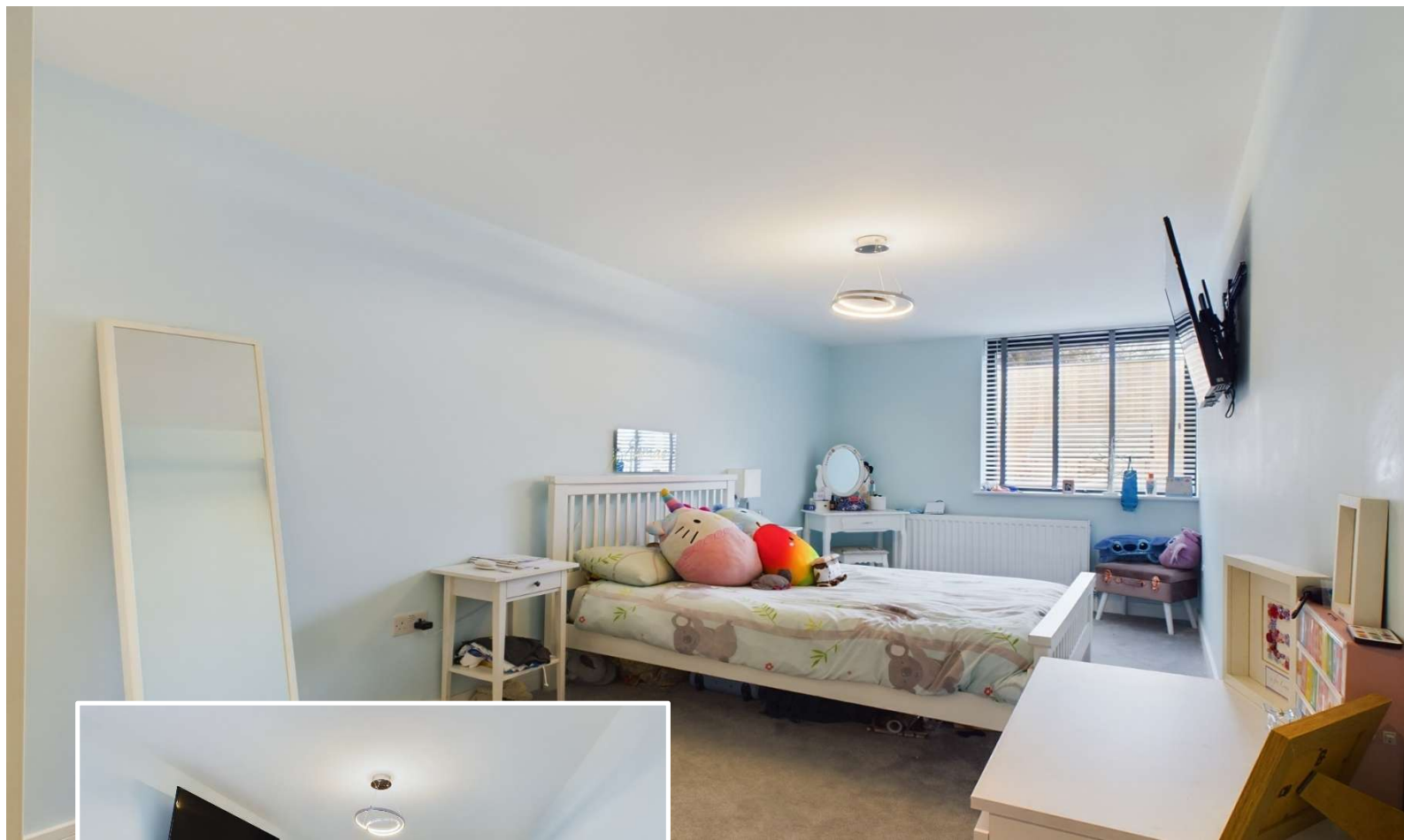
The kitchen area is fitted with a range of contemporary units, an island, granite work surfaces and a range of integrated appliances to include two ovens and for the wine drinker a large wine fridge, and to allow that extra light to flood in there is a roof lantern. From the dining area there are steps that lead down into the large lounge with a feature panelled wall, ceiling with recessed lighting and doors to the rear garden. There is a great room for the family accessed from the lounge, ideal for a games room, complete with a small bar and wine fridge.

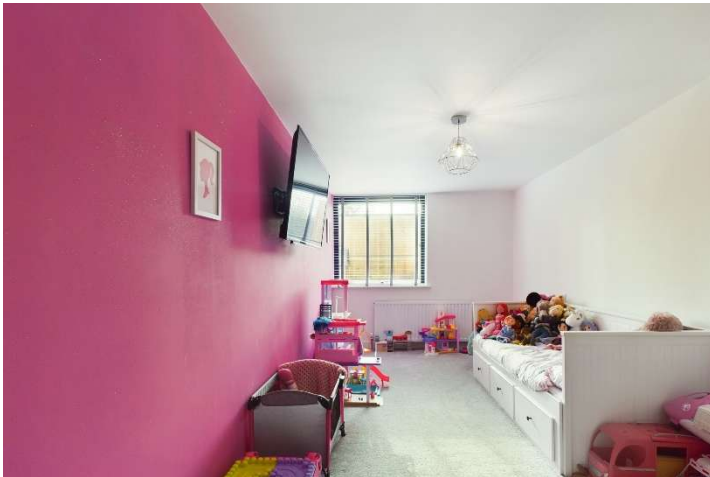
To the first floor landing you will find three double bedrooms, two with an en-suite, the main bathroom, and stairs rising to a further landing area accessing the master bedroom which has fitted wardrobes and an en-suite, also a further double bedroom.

The rear garden is a real entertaining space for the children and adults. It has a large patio area with bbq and eating area set under the overhanging mezzanine balcony, a cast ironed fence enclosed play area laid with artificial lawn and a sunken patio area with water feature. The upper garden with balcony and garden room is reached by steps from the main patio area, a place to retreat and chill. The garden room is access via large patio doors and is equipped with units, work surface with a sink inset, heating, air conditioning unit and a door to a wc.

To the front of the property is a block paved driveway providing ample parking and access to the integral garage. There are steps with planting beds leading to the front door.



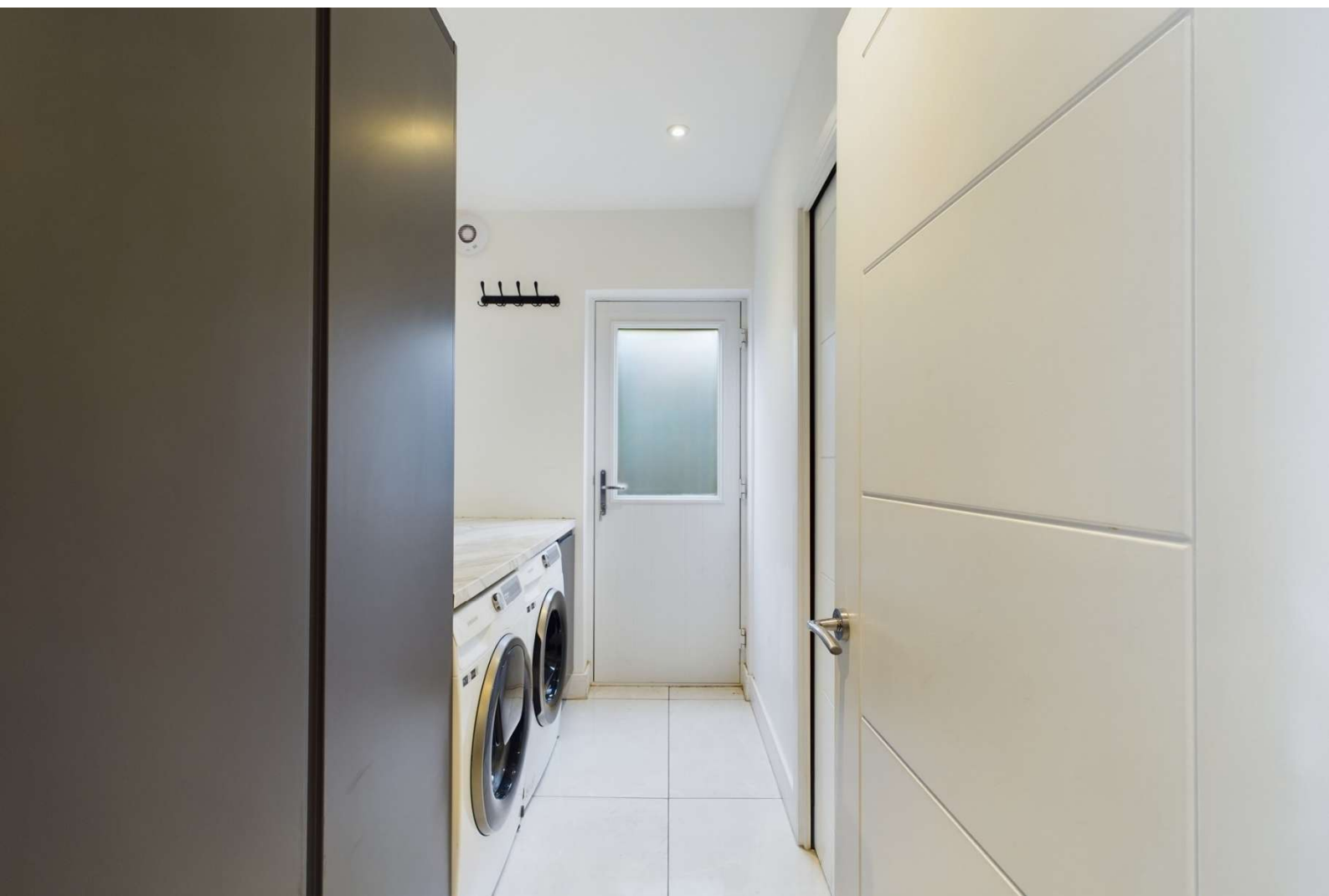




Church Hill is a quiet cul-de-sac of five houses and is non overlooked to the rear as backing onto green land and trees. Set in the village of Aspley Guise just to the outskirts of Woburn Sands with open countryside on your doorstep. There is a village hall, school, local pub and golf course all nearby, as well as access to Woburn Sands with various pubs, restaurants, shops and boutiques. While a village location you are only a short drive into Central Milton Keynes and road access to the M1 and A421.





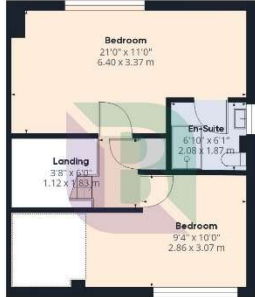




Ground Floor Building 1



Floor 1 Building 1



Floor 2 1/2 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

2636.71 ft²
244.96 m²

Reduced headroom

18.53 ft²
1.72 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



6 High Street
Woburn Sands
Buckinghamshire
MK17 8RL

T: 01908 282 820
E: justask@beasley-partners.co.uk

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.

