



West Hill, Aspley Guise, Milton Keynes

£495,000





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- Brand new roof - 9 years warranty remaining
- Stunning original character
- Log burning stove to living room
- Detached garage with electric door
- Close to local schooling
- Picturesque village of Aspley Guise
- Landscaped rear garden to rear
- Utility and W/C downstairs
- Short stroll to village square & golf club
- Unique wine cellar

M&M Properties are delighted to present this charming detached home in the picturesque Bedfordshire village of Aspley Guise. Beautifully maintained and recently redecorated throughout, it offers an elegant, move-in-ready setting for its next owners.

A standout feature is the BRAND NEW ROOF, with approximately nine years of warranty remaining. This significant improvement offers buyers peace of mind and removes a major expense they might otherwise have needed to consider in the future.

With its fresh presentation, excellent overall condition and substantial recent investment, this is a wonderful opportunity to enjoy village living from the moment you move in.



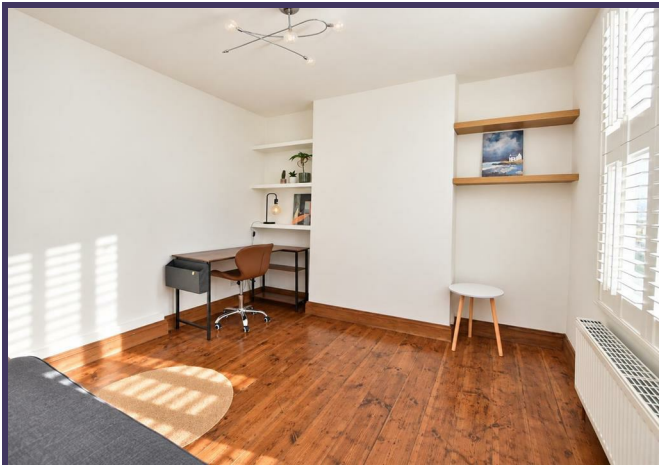
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Aspley Guise is a charming Bedfordshire village known for its historic character and elegant architecture. Its conservation area is home to a collection of listed buildings, including Georgian houses and the medieval Church of St Botolph, lending the village a timeless appeal. Aspley Guise also offers a selection of independent eateries including the Anchor Public House. Aspley Guise lower school is a short walk away as well as both schooling in Woburn and Woburn Sands within a short drive. Nearby is the village of Woburn Sands with high street offering further local shops, stores and eateries.

With Aspley Wood nearby along with the Aspley Guide & Woburn Sands golf course, Aspley Guise offers a lovely setting for village life for those looking such a place to call home. Its own railway station serves the Marston Vale Line, while nearby Woburn Sands, Milton Keynes and Junction 13 of the M1 provide convenient connections.

The property has a central hallway with access to the homes principle rooms including a living room and separate reception room to the front. The living room offers stunning character with a log burning stove providing warmth and comfort on those long winter nights. All front windows ground and first floor are also all uniquely dressed with bespoke white wooden shutters ensuring a high standard of finish to this home and offering a sense of complete privacy.





To the rear of the ground floor is an open plan kitchen/dining room ideal for hosting family and friends with French doors to the rear along with a utility area with side door to the garden and W/C providing ultimate convenience. Accessed via the kitchen is a wine cellar providing unique storage options or use as a hobby room.

A stairwell rises to the first floor from the hallway to provide access to a landing with loft space, two large double bedrooms at the front, third bedroom to the rear and a modern family bathroom with rainfall shower head over bath.

To the rear is a landscaped garden with gravel courtyard accessed via a side gate along the driveway. The central area of the garden has a raised lawn with railway sleeper borders hosting a variety of cottage plants and shrubs of which compliment this wonderful home perfectly. A timber decked area outside the French doors provides a space for seating and hosting whilst a characteristic summerhouse provides a space that could be used for additional seating or storage. To the end of the garden is a pedestrian door into the side of the garage.

To the rear of the property is a detached garage with convenient electric roller door providing ease of use when arriving home. The garage provides parking for one car but does also lend itself for use as a storage room or for conversion with the necessary permissions for use as further accommodation. Further parking is available on the road to the front of the property.





Floor Plans



Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.