

Aspley Guise, Bedfordshire

MICHAEL GRAHAM







A Grade II listed 18th-century two bedroom thatched cottage with off street parking and an enclosed garden situated on a quiet lane in the village of Aspley Guise.

Spinney Cottage

Spinney Lane, Aspley Guise, Milton Keynes, Bedfordshire, MK17 8JT

2 bedrooms

2 reception rooms

1 bathroom

EPC Rating Band EPC Exempt

Built in the 1700s, this detached cottage has over 890 sq. ft. of accommodation set over two floors and retains many original features including: latched doors, multi-pane glazed windows, exposed original beams, and an enclosed and established cottage garden.

An entrance porch with windows opens into the sitting room which has a multi-fuel burner. A latched door from the sitting room accesses the dining room. There is a bespoke country style kitchen with a quarry tiled floor, fitted with a range of base and wall units and appliances. This has a door to the garden and an internal door to an inner lobby which opens to the refurbished shower room. An adjacent utility room has base units with an inset sink and a door to a further dual aspect, glazed roofed utility area. The first floor landing leads to two dual aspect double bedrooms.

The rear cottage garden has block paved and shingled areas, mature planting, a pergola, and a BBQ area. There is driveway parking for four cars.

- Grade II listed detached cottage
- Two double bedrooms
- Refitted shower room
- Two reception rooms
- Bespoke kitchen
- Enclosed cottage garden
- Driveway parking for four vehicles
- Village location

Additional Information

- Mains Water, Gas, Electricity
- The Local Authority is Central Bedfordshire
- The property is in council tax band E

Reception Rooms
The over 14 ft. by over 11 ft. sitting room has a dual aspect, windows with wooden shutters, a multi-fuel burner set on a tiled hearth, and built-in storage on either side of the chimney breast. There is also an open tread wooden staircase leading to the first floor. A latched door opens into the over 11 ft. by over 10 ft. dining room, which has a dual aspect and a feature brick-built open fireplace. Both rooms have exposed ceiling timbers featuring early chamfered spine beams.

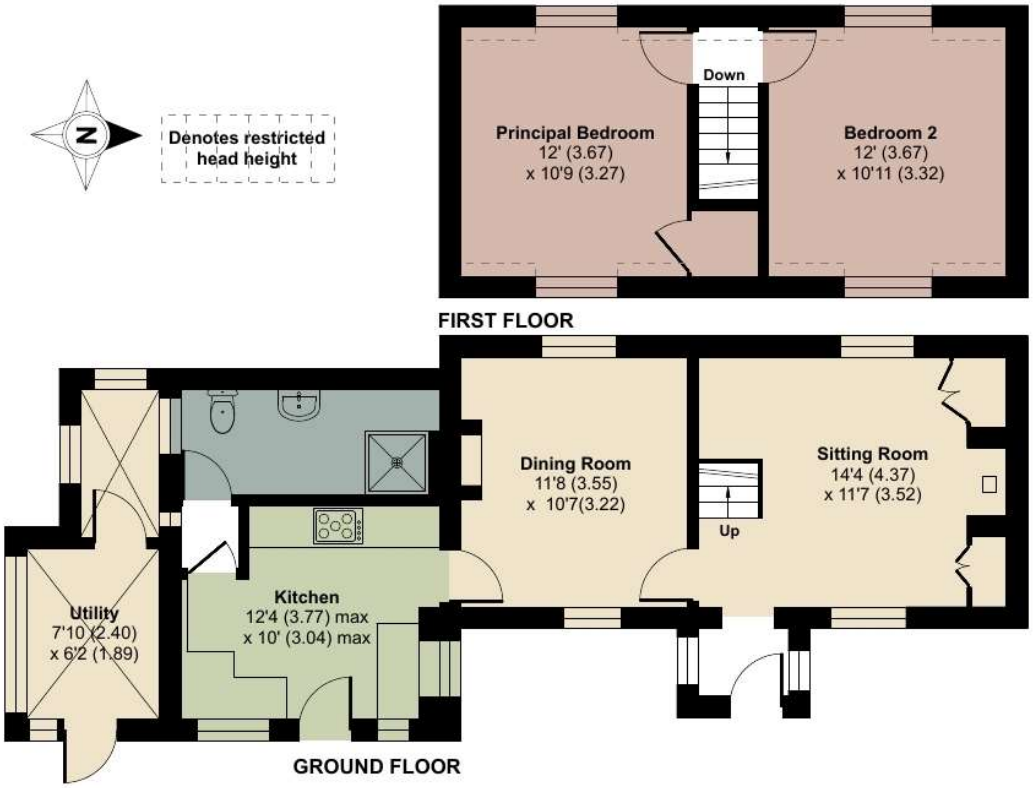




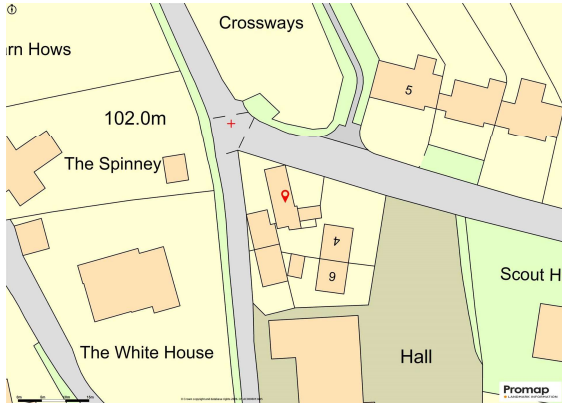


Total = 891 sq ft / 82.7 sq m
Approximate Area = 870 sq ft / 80.8 sq m
Limited Use Area(s) = 21 sq ft / 1.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Michael Graham Estate Agents. REF: 1484191



Situation and Schooling

Aspley Guise is 1.5 miles from the town of Woburn Sands which has a selection of shops and restaurants. Aspley Guise has The Anchor public house and The Blue Orchid Thai Restaurant. There is a lower school in Aspley Guise - with an Ofsted rating of Outstanding - and a primary and an extended secondary school in Woburn Sands, both with a Good Ofsted rating. A daily shuttle bus runs to the Harpur Trust Schools in Bedford.

2 miles from M1 junction 13

9 miles from Milton Keynes station

32 minutes from Euston

Woburn Sands Office | 01908 586400

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