



29 MENTONE AVENUE
ASPLEY GUISE

JACKSON-STOPS 

29 MENTONE AVENUE, ASPLEY GUISE, BEDFORDSHIRE MK17 8EQ

TOTAL APPROX. FLOOR AREA 2,298 SQ FT / 213.4 SQ M

SET ON A SECLUDED AND GATED PLOT IN ONE OF THE MOST SOUGHT-AFTER PRIVATE ROADS IN ASPLEY GUISE, AN IMMACULATELY PRESENTED FAMILY HOUSE PERFECT FOR MODERN DAY LIVING.



DISTANCE

WOBURN ABOUT 2 MILES

MILTON KEYNES ABOUT 7 MILES

(TRAINS TO LONDON EUSTON
ABOUT 30 MINUTES)

M1 JUNCTION 13 ABOUT 2 MILES

GROUND FLOOR

- Entrance hall
 - Sitting room
 - Kitchen/dining room
 - TV room / home office
 - Cloakroom
 - Utility
-

FIRST FLOOR

- Main bedroom with ensuite
 - Three further bedrooms, two with fitted wardrobes
 - Family bath/shower room
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OUTSIDE

- Electric gated entrance
- Private parking for five cars
- ECV charging point
- Extra-large single garage
- Landscaped garden – full of colour
- Quality heated greenhouse
- Water irrigation system



INTRODUCTION

A rarely available detached house set in Mentone Avenue, bordering the Duke of Bedford's woodland with delightful walks on your doorstep and into Woburn Sands.

Approached via an electric gated entrance with ample parking and a larger than average garage, the house enjoys a particularly quiet and secluded setting. The current owners have continually improved the house and it is presented in turn key condition.

A feature of the property is the impressive 9m x 5m open plan kitchen/dining and family room which has full height quality German Schuco sliding, glazed doors which span the whole of the room and enhance the view over the landscaped garden. The kitchen has been completely refitted with a host of Neff appliances, under floor heating, porcelain tiling and four individually controlled zoned lighting areas which come to life of an evening. The quality is echoed throughout with fully tiled cloakroom, ensuite and family bathroom with stylish white sanitaryware, soft closure vanity units and illuminated mirrors.

The flexible accommodation comprises of hall, cloakroom, separate TV room or home office, sitting room, kitchen/dining/family room, utility, four double bedrooms all with pleasant views, principal bedroom with ensuite and family bath/shower room.

Finally, the secluded landscaped garden is full of interest and a lovely variety of trees and plants all set around lawns with three patio/deck areas positioned to take advantage of the sun. Further attention to detail includes garden lighting, quality heated greenhouse/potting shed and a water irrigation system.

A viewing is highly recommended to appreciate the location, quality finish and lifestyle opportunity on offer at this fine family home.

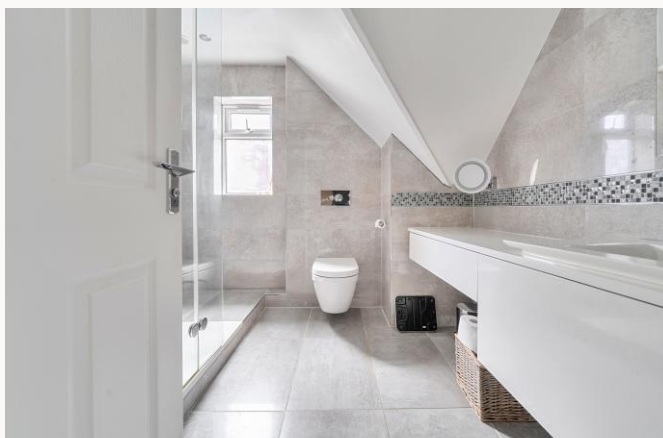


THE PROPERTY

A double glazed entrance door with side windows leads into a good size hall with a modern oak and glazed staircase which rises to the first floor. Two useful full-height cupboards provide space for hanging coats and additional storage. A quality and particularly spacious cloakroom is fully tiled and has an enamel sink unit with mixer taps and worktop with cupboards concealing space for washing machine and tumble dryer. Double part glazed doors open into the sitting room which features a central fireplace with gas living flame fire and stone surround.

Lying to the right of the hall, a TV room or office is an ideal area to work from home and has an outlook to the front and drive.

Forming the heart of the house, the open plan kitchen/dining and family area have porcelain tiling and quality Schuco sliding double glazed doors which provide a frameless view over the garden. The kitchen is extensively fitted with clean lined white gloss base, wall and larder cupboards with an Island unit housing a sink and further cupboards under a contrasting black porcelain work surface concealing pop-up electric and USB sockets. Integrated NEFF appliances include an induction hob with inset extractor/filter, two electric ovens, microwave, warming drawer, dishwasher and full height fridge and freezer. A lantern roof window allows extra light into the room and an adjacent utility has a second sink unit, further base and wall units, a large walk-in airing cupboard housing the gas boiler. Two separate doors lead to the garden and garage respectively.



FIRST FLOOR

All the bedrooms and bathroom radiate from the landing which has a trap door to the loft and an airing cupboard with a radiator. With a pleasant outlook over the garden, the principal bedroom has a deep walk-in wardrobe with hanging rails. The quality and fully tiled ensuite has been completely refitted and comprises an extra-large walk-in shower with hand held shower and drench head over. An inset ceramic wash hand basin has soft closure drawers and touch control illuminated mirror. Completing the room is a wc and chrome heated towel rail.

There are three further double bedrooms with the second and third both having built-in wardrobes and the fourth double has a view over the garden to the rear.

Echoing the ensuite, the family bathroom is fully tiled and features a shaped free-standing bath, a walk-in shower area, extra wide vanity wash basin with two soft closure drawers, wc, illuminated mirror and chrome heated towel rail.

OUTSIDE

The property is approached via double electric entrance gates with a block paved driveway providing parking for five cars and has shaped lawns with assorted plants and hedged boundaries. Lying to one side the extra-large garage has an electric up-and-over door, power, light, workbench and a roof light.

The secluded and landscaped garden is attractively stocked with a wide variety of flowers and plants set around a well-tended lawn. A full-width patio spans the rear of the house with steps down to the lawn and two further seating areas are positioned to take advantage of the sun as it moves around the garden.

There are outside lights, tap and gated side access.



LOCATION

The village of Aspley Guise is a highly popular village on the edge of the Duke of Bedford's Woburn Estate and is within four miles of the prestigious Woburn Golf Club, Aspley Guise Golf Club is less than a mile away. Extensive shopping and leisure facilities are available in Milton Keynes and the Georgian market town of Woburn provides a fine selection of restaurants. There is a wide choice of schooling both state and private for children of all ages and a school bus runs from the village to the renowned Harpur Trust Schools in Bedford. Junction 13 of the M1 motorway is 2 miles away providing excellent road communications to London and the north. Milton Keynes station provides trains to London Euston and Flitwick station provides a service to London St Pancras onto the City within 40 minutes. Air travel is available from Luton with Heathrow, Gatwick, Stansted and Birmingham further afield.

PROPERTY INFORMATION

Services: Mains water, drainage, electricity and gas.

Local Authority: Central Bedfordshire Council.

Tel: 0300 300 8000

Outgoings: Council Tax Band "G"

Tenure: Freehold.

EPC Rating: "C"

Viewing: Strictly by appointment through the sole agents

Jackson-Stops. 1 Market Place, Woburn, MK17 9PZ.

Tel - 01525 290 641



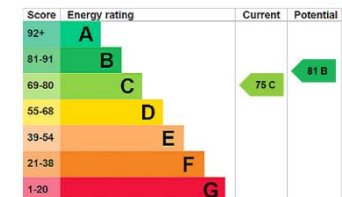
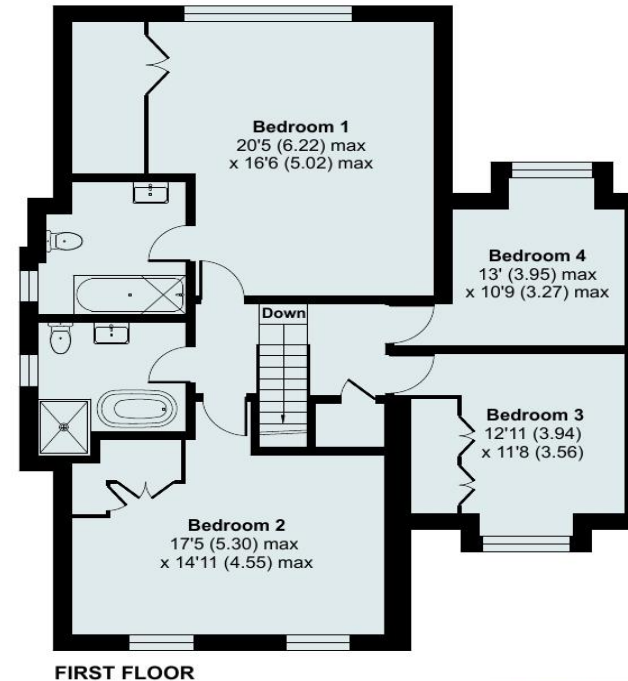
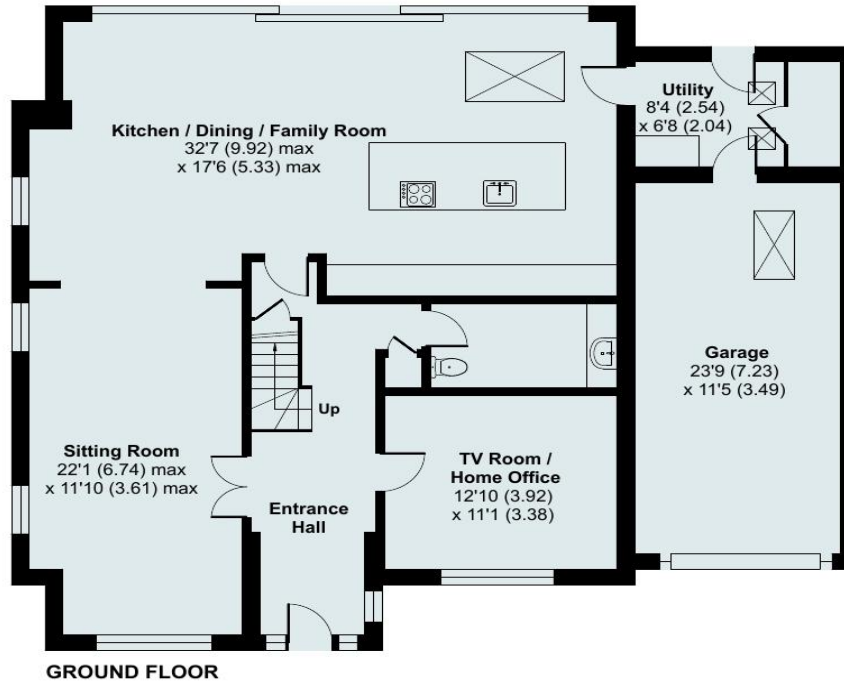
29 Mentone Avenue, Aspley Guise

Approximate Area = 2298 sq ft / 213.4 sq m

Garage = 272 sq ft / 25.2 sq m

Total = 2570 sq ft / 238.6 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 Jackson-Stops. REF: 1484837

WOBURN

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