



3 BLACKTHORN GROVE
WOBURN SANDS

JACKSON-STOPS 

3 BLACKTHORN GROVE, WOBURN SANDS, BUCKINGHAMSHIRE MK17 8PU

TOTAL APPROX. FLOOR AREA 758 SQ FT / 70.4 SQ M (excluding the garage)

AN ESTABLISHED SEMI-DETACHED HOUSE
BEING SOLD WITH THE BENEFIT OF NO
ONWARD CHAIN.



DISTANCES (APPROX)

CENTRAL MILTON KEYNES 6 MILES

WOBURN 2 MILES

A5 TRUNK ROAD 2.5 MILES

M1 JUNCTION 13, 4 MILES

GROUND FLOOR

- Entrance Hall
- Sitting Room/Dining Room
- Kitchen

FIRST FLOOR

- Landing
- Three Bedrooms
- Bathroom

OUTSIDE

- Front Garden
- Garage
- Rear Garden



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

THE PROPERTY

This mature semi-detached house enjoys a peaceful location yet is within a 10/15minute walk of Woburn Sands High Street and the wide range of facilities it offers. It enjoys a generous and secluded rear garden and we feel there is potential for an extension subject to planning permission.

GROUND FLOOR

A double glazed front door opens to the entrance hall with large window to the side, a glazed door leads into sitting/dining room which has a feature tiled open fireplace, a window to the front and a sliding double-glazed patio door to the rear garden. The kitchen is fitted with a single bowl, single drainer stainless steel sink unit and has plumbing for a washing machine. There are work surfaces with tiled splashbacks and a built-in cupboard. There is a window to the rear, a door to outside and an understairs pantry.

FIRST FLOOR

The landing has access to insulated roof space and a window to the side. Bedroom one has a window to the front. Bedroom two has a window to the front. Bedroom three has a window to the rear and a built-in wardrobe. The bathroom is fitted with a white suite comprising panelled bath, pedestal wash basin and a low level WC. There are fully tiled walls and a window to the rear.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	82 B
21-38	F		
1-20	G		

OUTSIDE

The front garden has a driveway with parking space for one car and is laid to gravel. It is enclosed with timber fencing and mature hedging, a gate at the side leads to the rear garden.

The garage is connected with power and light and houses the Ideal gas fired central heating boiler, it also has a tap.

The rear garden is fully enclosed with timber fencing, is laid mainly to lawn with a large garden shed. It is stocked with mature shrubs to the borders.

LOCATION

Woburn Sands has two supermarkets, pharmacy, library, a GPs' surgery, opticians and dental practice. For a more extensive range of shops, restaurants and leisure activities the centre of Milton Keynes is only 6 miles away. Woburn Sands railway station is ½ mile away and has regular services running between Bletchley and Bedford. There are trains from both Bletchley and Milton Keynes to London Euston taking about 35 minutes. Swallowfield Lower School and Fulbrook Middle School in Woburn Sands are both rated 'Good' by Ofsted. Wavendon Gate School is 1½ miles away and is also rated good. Oakgrove secondary school which is rated good (with outstanding aspects) is 2½ miles away.

PROPERTY INFORMATION

Services: Mains water, drainage, electricity and gas are connected.

Local Authority: Milton Keynes Council. Tel: 01908 691 691

Outgoings: Council Tax Band "D"

Tenure: Freehold.

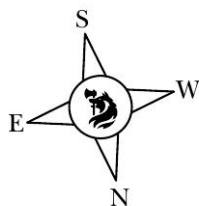
EPC Rating: "E"

Viewing: Strictly by appointment through the sole agents

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

Tel - 01525 290 641





3 Blackthorn Grove, Woburn Sands, Milton Keynes

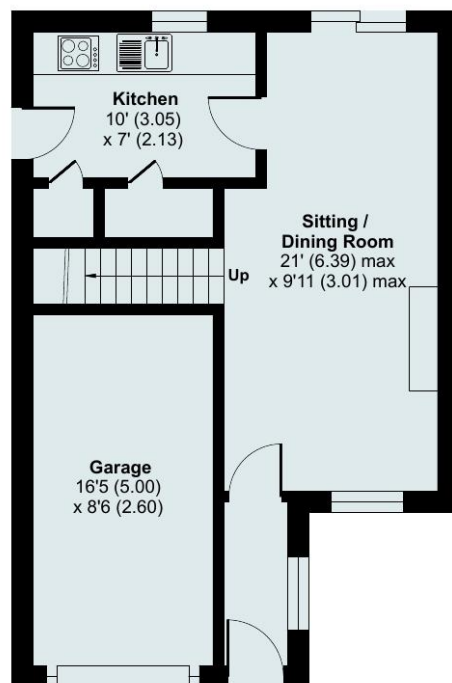
Approximate Area = 758 sq ft / 70.4 sq m

Garage = 138 sq ft / 12.8 sq m

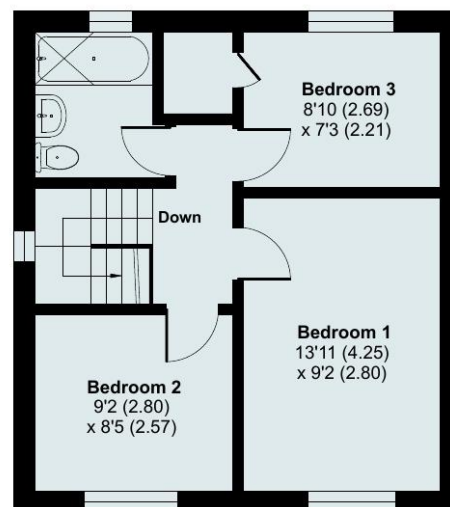
Outbuilding = 141 sq ft / 13 sq m

Total = 1037 sq ft / 96.2 sq m

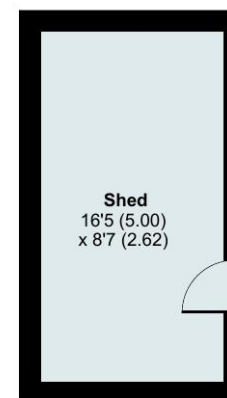
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING



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: 1498828

WOBURN

01525 290 641

woburn@jackson-stops.co.uk

jackson-stops.co.uk



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