



THE KNOLL, WOOD LANE,
ASPLEY GUISE

JACKSON-STOPS 

THE KNOLL, WOOD LANE, ASPLEY GUISE, BEDFORDSHIRE MK17 8EL

TOTAL APPROX. FLOOR AREA 1,818 SQ FT / 168.8 SQ M (excluding the garage)

AN IMPRESSIVE PERIOD PROPERTY LOCATED IN ONE OF THE AREAS PRIME RESIDENTIAL ROADS CLOSE TO WOODLANDS AND THE PRESTIGIOUS WOBURN GOLF CLUB.



DISTANCES (APPROX)

M1 JUNCTION 13 ABOUT 1½ MILES

WOBURN ABOUT 2 MILES

MILTON KEYNES ABOUT 7 MILES
(TRAINS TO LONDON EUSTON FROM
30 MINUTES)

GROUND FLOOR

- Porch
- Cloakroom
- Entrance Hall
- Sitting Room
- Family Room
- Garden Room
- Kitchen/Dining Room
- Utility Room

FIRST FLOOR

- Landing
- Main Bedroom With Ensuite Shower Room
- Three Further Bedrooms
- Family Bathroom

OUTSIDE

- Front Garden
- Double Garage
- Mature, Secluded Part Walled 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

Built in 1905 with later additions this substantial family comes onto the market presented to high standard throughout, particularly worthy of note is the stunning kitchen/dining room which is a great space for cooking and entertaining with doors opening to a large paved terrace and the rear garden. 'The Knoll' enjoys much character and charm with exposed timber floorboards, tiled flooring plus attractive fireplaces. Wood Lane is a highly desirable location being extremely peaceful yet close to a wide range of local amenities and woodlands.

GROUND FLOOR

A timber front door opens to an entrance porch with a cloakroom fitted with a white suite comprising of a low level WC and wash basin. From the porch a door opens to the entrance hall with tiled flooring and a staircase rising to the first floor. The family room has an attractive feature fireplace, exposed timber flooring, a window to the front and double doors opening to the garden room. This garden room has tiled floor and double doors to the rear garden. The sitting room has a bay window to the rear, a log burning stove set on a slate hearth and exposed timber flooring. The superb kitchen/dining room is extensively fitted with floor and wall mounted cupboards together with an island providing additional storage and a breakfast bar. There are ample quartz work surfaces and fitted appliances include oven, microwave/oven, induction hob, extractor, fridge, freezer and dishwasher. It has underfloor heating. The utility room has a single bowl, single drainer stainless steel sink unit, plumbing for a washing machine and door to the rear garden.

FIRST FLOOR

On the landing are cupboards housing the hot water tank and the gas fired central heating boiler. Bedroom one has a window to the rear and two built-in double wardrobes, it has an ensuite shower room fitted with a white suite comprising shower cubicle, low level WC and a wash basin, there is a window to the rear. Bedroom two has a window to the rear and the original cast iron fireplace. Bedroom three has a window to the front. Bedroom four has a window to the front. The family bathroom is fitted with a white suite of panelled bath with shower over, low level WC and wash basin with cupboard underneath, a hatch provides access to the roof space.



OUTSIDE

Approached via a long driveway which leads to the property this driveway provides parking for numerous cars. It leads to a detached double width garage with an electric up and over door. The front garden is stocked with several specimen trees which provide a great deal of privacy from the road. There is access at the side of the house to an extremely private rear garden which is walled to one side and is well stocked with a variety of mature trees. Immediately to the rear of the house is a large paved terrace, the rear garden has established flower beds and borders and is laid mainly to grass.

LOCATION

The village of Aspley Guise is a popular residential location on the edge of the Duke of Bedford's Woburn Estate and is within four miles of the prestigious Woburn Golf Club with its three championship courses. 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. The M1 motorway is conveniently close providing excellent road communications to London within an hour and access onto the national motorway network. Milton Keynes station provides trains to London Euston and Harlington provides a Capital Connect 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 are connected.

Local Authority: Central Bedfordshire Council

Outgoings: Council Tax Band "D"

Tenure: Freehold.

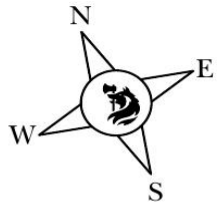
EPC Rating: "D"

Viewing: Strictly by appointment through the sole agents

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

Tel - 01525 290 6419





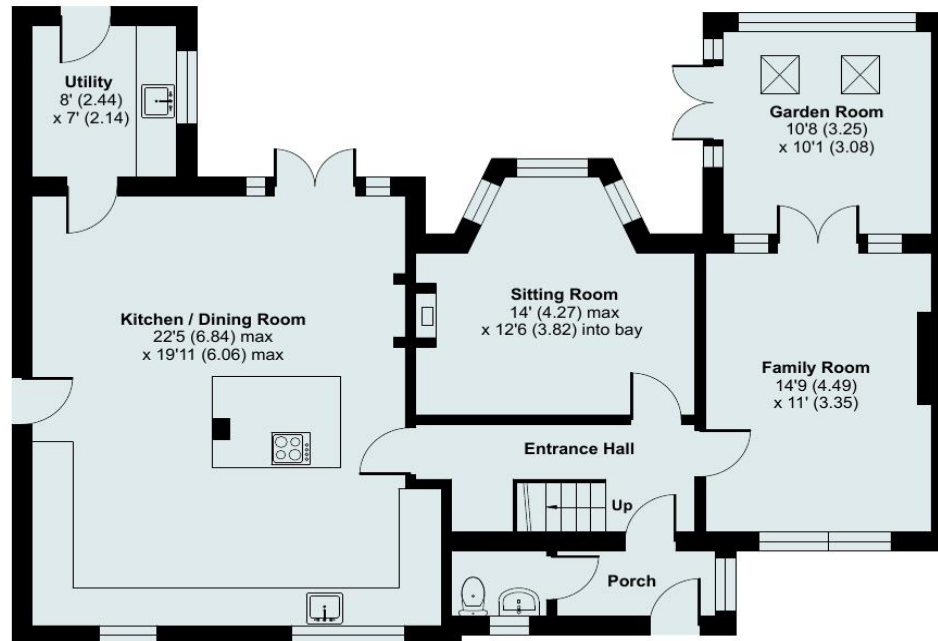
The Knoll, Wood Lane, Aspley Guise

Approximate Area = 1818 sq ft / 168.8 sq m

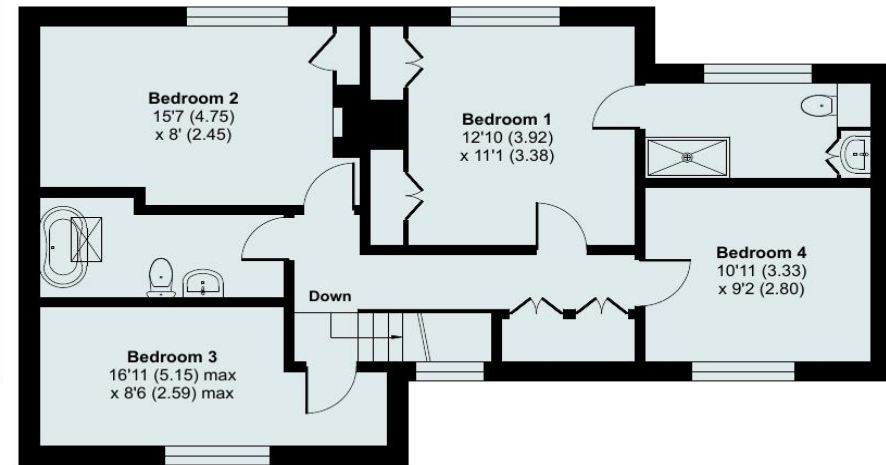
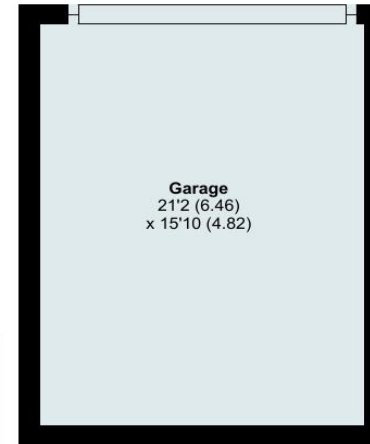
Garage = 335 sq ft / 31.1 sq m

Total = 2153 sq ft / 199.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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: 1498916

WOBURN

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PROPERTY EXPERTS SINCE 1910