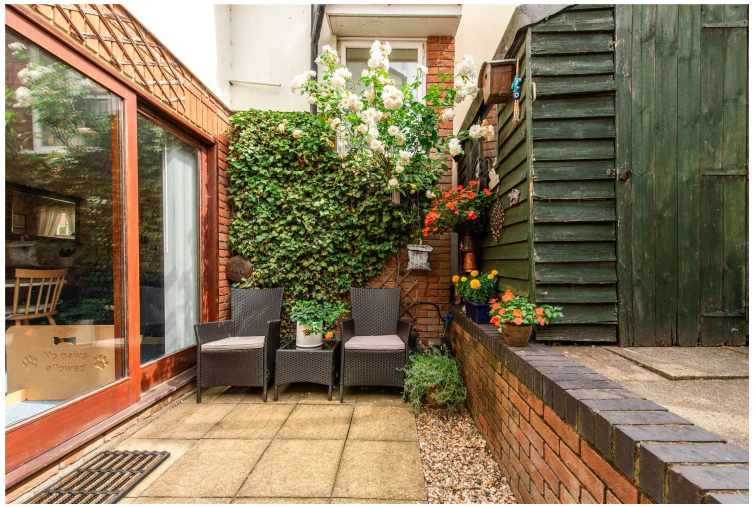


Aspley Guise, Bedfordshire

MICHAEL GRAHAM







A two bedroom end of terrace property with an open plan ground floor, a first floor bathroom and a courtyard garden with allocated parking in a village location.

22b Mount Pleasant

Aspley Guise,
Bedfordshire, MK17 8LA

Price £300,000

2 bedrooms

1 reception room

1 bathroom

EPC Rating Band C

Set in the centre of the village of Aspley Guise, this brick under slate property has approximately 687 sq. ft. of accommodation arranged over two floors and is located close to open fields and woodland walks.

The property features a 23 ft. by over 13 ft. open plan kitchen/breakfast/sitting room with a fitted kitchen area and a sitting area featuring an open fireplace with an Adam style marble surround and hearth. The front door opens to an entrance hall with the staircase accessing the first floor landing, off which lead two double bedrooms, and a contemporary bathroom. The principal bedroom measures over 13 ft. by 10 ft. and has a built-in cupboard and a sash window over the front. Bedroom two houses the airing cupboard and has a Velux window.

Outside, there is a low-maintenance paved courtyard garden on two levels, accessible from patio doors in the breakfast area. A designated off street parking space is accessed via an archway.

- End of terrace house
- Two double bedrooms
- Family bathroom
- Open plan ground floor living
- Fitted kitchen area
- Courtyard garden
- Allocated parking
- Village location

Additional Information

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

Open Plan Living
There are two sash windows in the sitting area overlooking the front aspect and a storage cupboard. The kitchen area is fitted with a range of wall and base units, some glazed for display, with matching worksurfaces and a sink unit with a mixer tap. The kitchen includes a built-in oven and hob with an extractor above and space and plumbing for a washing machine and under counter fridge. Double glazed patio doors in the kitchen area open out onto a courtyard garden enclosed by brick walls which has ample room for seating and space for a garden/storage shed.

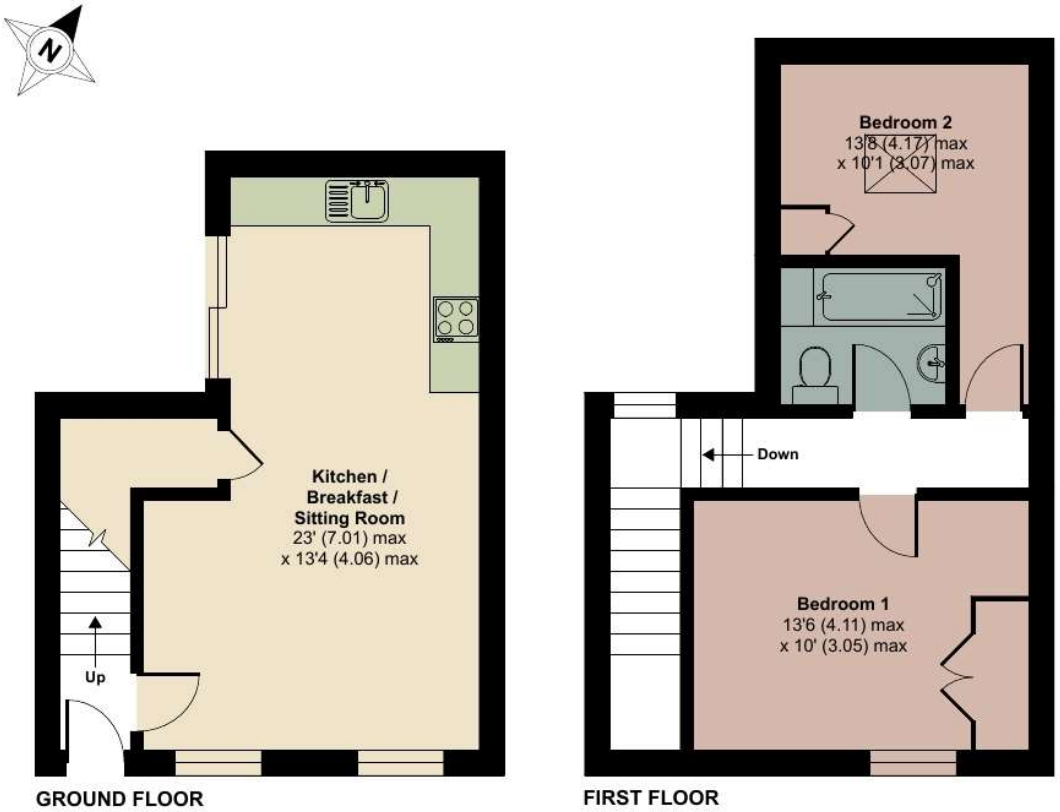


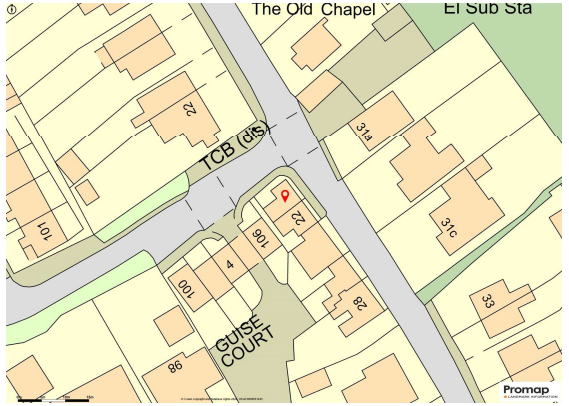




Approximate Area = 687 sq ft / 63.8 sq m

For identification only - Not to scale





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.

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: 1498003

2 miles from M1 junction 13

9 miles from Milton Keynes station

32 minutes from Euston

Woburn Sands Office | 01908 586400

2 Aspley Hill, Woburn Sands, Buckinghamshire, MK17 8NJ

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