

Newport Road, Woburn, **Bedfordshire, MK17 9HX**

Guide Price: £400,000 Freehold (Subject to contract)

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This rarely available three bedroom period home occupies a delightful, leafy position on the fringes of Woburn, offering beautifully proportioned, light and airy accommodation arranged over two floors.

Approach is via a gated entrance opening into an attractive courtyard style garden, where two useful brick built outbuildings provide excellent additional storage.

Stepping inside, the entrance hall has stairs rising to the first floor, while to the right is the principal reception room, the living room. Enjoying a dual aspect, this inviting space is flooded with natural light, creating a wonderfully bright and welcoming feel.

Towards the rear of the home is a separate dining room, comfortably accommodating a table and chairs and providing an ideal space for family dining or entertaining. Beyond is the kitchen, fitted with a range of floor and wall mounted units complemented by contrasting work surfaces, with space provided for a selection of freestanding appliances.

Upstairs, the first floor landing provides access to all three bedrooms. The principal bedroom measures an impressive 13’9” x 11’9” and enjoys views over the rear elevation. Of the remaining two bedrooms, one overlooks the front, while the other is positioned alongside the principal bedroom at the rear.

All three bedrooms are served by a well appointed family bathroom comprising a panelled bath with shower and glass screen over, low-level WC and wash hand basin set within a vanity unit. Contemporary white tiling adorns the walls, while an obscure window provides additional natural light.

Outside, the property benefits from useful parking together with an established garden, thoughtfully stocked with a variety of mature plants, shrubs and bushes, creating an attractive setting that complements the home’s charming position.







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3 2 1

Local Authority - Central Bedfordshire Council

Council Tax Band - D

At a Glance:

- Beautiful semi rural position on the fringes of Woburn
- Contemporary kitchen
- Dual aspect living room
- Separate dining room
- Three good sized first floor bedrooms served by a bathroom
- Useful parking and gardens to the front and rear
- No onward chain



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Woburn is a town and civil parish in Bedfordshire, England. It is situated about 5 miles (8.0 km) southeast of the centre of Milton Keynes, and approximately 3 miles (4.8 km) south of junction 13 of the M1 motorway. The town itself provides an abundance of amenities including individual boutique style shops, restaurants and public houses.



surrounding view

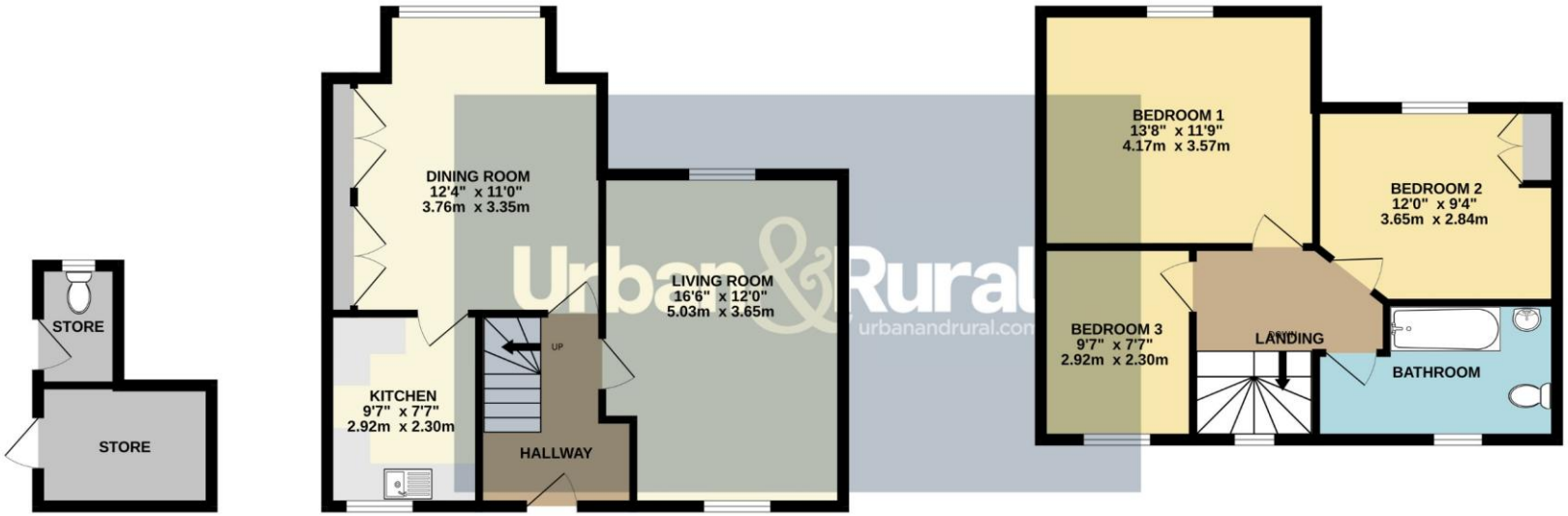




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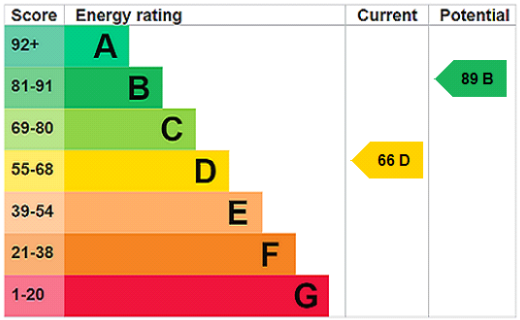
GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.

1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Urban & Rural (Ampthill)
Tel:01525 405999
Email:ampthill@urbanandrural.com
Web: https//ampthill.urbanandrural.com/

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