

Aspley Guise, Bedfordshire

MICHAEL GRAHAM







A newly renovated Edwardian two double bedroom semi-detached cottage blending timeless character with modern living on the edge of the Woburn Estate adjacent to Aspley Woods, and within easy walking distance of Woburn Sands village amenities.

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21 Duke Street

Aspley Guise, Milton Keynes,
Bedfordshire, MK17 8EE

2 bedrooms

2 reception rooms

1 bathroom

EPC Rating Band E

Move - in ready and full of period charm including the original fireplaces and panel doors.

This high standard accommodation includes separate front and rear reception rooms and a striking Shaker style recently refitted kitchen leading to a utility area with an adjacent ground floor cloakroom. Leading from the rear reception room is a door with access to a basement area. This space has been totally refurbished to create a functional self contained home office etc. A staircase from the rear reception room leads to the first floor landing area.

The principle double bedroom is over 16 ft. wide and retains the original cast iron fireplace. The second double bedroom benefits from a built in wardrobe and is adjacent to the recently refitted bathroom, incorporating both a bath and separate shower enclosure. A loft conversion would further extend the first floor accommodation (STUC).

Please note this property does not have a garage.

- Edwardian semi-detached property
- Completely renovated with no upper chain
- Two double bedrooms
- First floor bathroom with bath and separate shower
- Two reception rooms
- Fitted kitchen, utility room, cloakroom
- Functional basement room
- Mature secluded rear garden

Additional Information

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

Kitchen and Utility

The recently refitted Shaker style kitchen has a range of full height wall and base units with ample worktops. The new, built in appliances, include an electric oven, hob, extractor hood plus a fridge/freezer and a dishwasher. At the end of the kitchen a separate utility area has a worktop with space below and plumbing for a washing machine. Above this is a recently installed combi boiler providing the central heating and hot water supply








CANDY





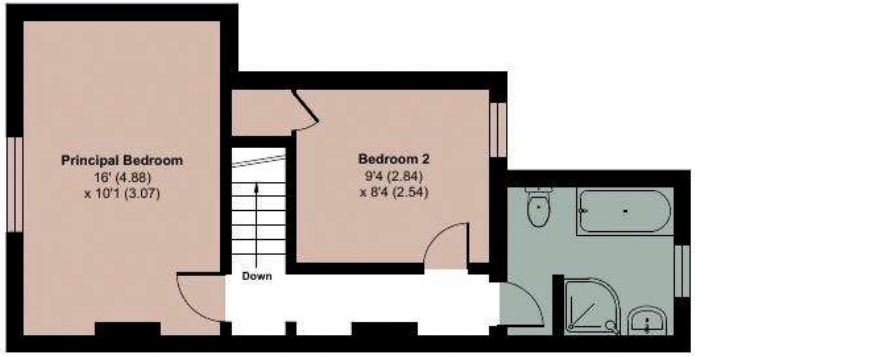
Outside

The front of the property has a small enclosed area defined by a privet hedge to the boundary. The path to the front door is the original Edwardian clay tiles. The enclosed rear garden can be accessed via a path between number's 19 and 21. The garden is a mixture of lawn and hard landscaping with raised flower borders. A fence has been installed to create a greater degree of privacy for the house and rear garden.

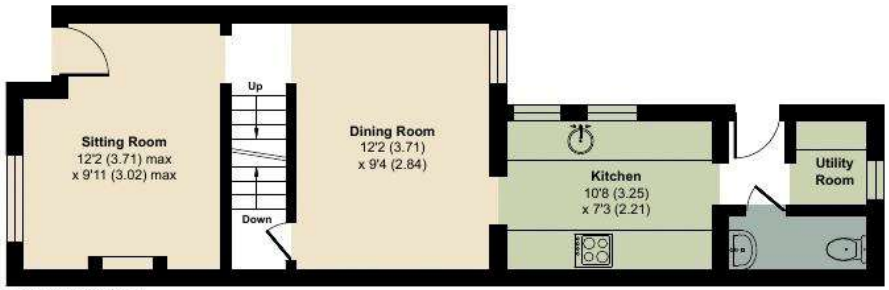


Approximate Area = 918 sq ft / 85.2 sq m

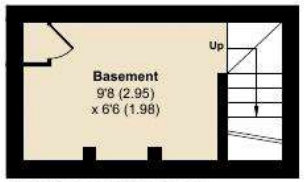
For identification only - Not to scale



FIRST FLOOR



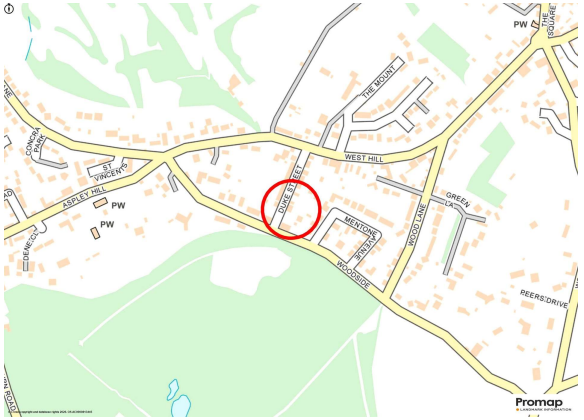
GROUND FLOOR



LOWER GROUND FLOOR

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: 1543228





Situation and Schooling

The village of Aspley Guise is situated on the edge of the Woburn estate with its many country and woodland walks. Within easy reach are Aspley Guise and Woburn Sands and Milbrook golf clubs, and the Championship courses at Woburn. It is easy walking distance to Woburn Sands which has a range of shops, public houses, and restaurants. The lower school in Aspley Guise has an outstanding Ofsted rating and there are further Primary and Extended Secondary schools in Woburn Sands. There are daily school buses to nearby Leighton Buzzard and Ampthill. Flitwick station is 6.4 miles with trains to St. Pancras Intl. (50 mins). Milton Keynes station is 9 miles with trains to London Euston (32 minutes)

1.5 miles from M1 junction 13

9 miles from Milton Keynes station

32 minutes from Euston

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