



Weathercock Lane, Woburn Sands, MK17 8NY

Price £460,000 Freehold



Occupying an enviable position within the desirable village of Woburn Sands, this handsome Edwardian semi detached house offers an exceptional standard of accommodation throughout. Extensively and sympathetically refurbished, the property retains its original charm while incorporating a beautifully contemporary finish, creating a home that is both characterful and perfectly suited to modern living.



Weathercock Lane

Woburn Sands, MK17 8NY



- No Upper Chain
- Edwardian Property
- South Facing Garden
- Two Reception Rooms
- Kitchen / Family Room
- Three Bedrooms
- Four Piece Bathroom



A welcoming entrance hall sets the tone for the property and leads into the inviting sitting room. A feature bay window enhances the room with an abundance of natural light, while providing a lovely focal point and a comfortable space in which to relax. The separate dining room offers excellent versatility and is ideally suited to family mealtimes, dinner parties and entertaining.

The impressive kitchen and family room forms the main hub of the home. Designed in an attractive country style, the kitchen combines practicality with an elegant finish, while the adjoining family area provides generous space for everyday living. Glazed doors lead out into the rear garden, creating a wonderful flow between the interior and exterior and ensuring this is a bright and sociable space.

Upstairs, the property provides three appealing bedrooms, together with a beautifully appointed four-piece family bathroom. The bathroom has been finished in a modern style and offers a high-quality suite with a fresh and contemporary feel.

The south facing rear garden is an exceptional feature of the property. Carefully landscaped and beautifully planted, it includes a selection of attractive seating areas and colourful flower beds, creating a peaceful outdoor sanctuary throughout the seasons. There is ample space for outdoor dining and entertaining



Ground Floor



Floor 1



Approximate total area[®]
926 ft²
86.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	63	78
EU Directive 2002/91/EC		

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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