



1 Hardwick Place, Woburn Sands, Milton Keynes, Buckinghamshire, MK17 8QQ

£650,000 Freehold

- Character home in the heart of Woburn Sands
- Prime village location
- Spacious kitchen/breakfast room with traditional styling
- Cellar
- Fully converted loft
- Easy access to scenic countryside, excellent schools & transport links
- Seperate Dining Room
- utility and cloakroom
- EPC Rating





Stunning 4-Bedroom Character Home in the Heart of Woburn Sands

Situated in the highly sought-after village of Woburn Sands, this exceptional four-bedroom character property blends period charm with generous living space, just moments from the bustling High Street. Set within easy walking distance of local shops, restaurants, cafes, and amenities, the home offers the perfect balance of village lifestyle and everyday convenience.

Brimming with original features and timeless appeal, the accommodation opens with a welcoming entrance hall that leads to a beautifully appointed sitting room—ideal as a home office or reading space. The separate family room and formal dining room provide plenty of room for both relaxed family living and entertaining, while the spacious kitchen/breakfast room is the true heart of the home, offering traditional styling with ample worktop and storage space.

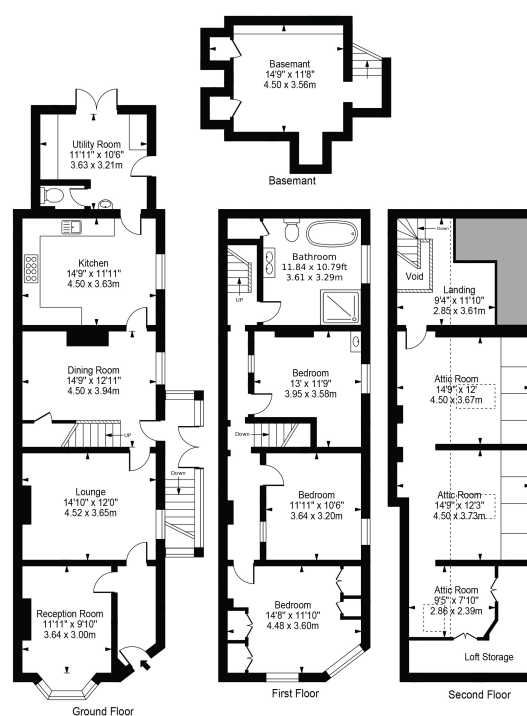
A practical utility room, cloakroom and access to Outside, the property continues to impress with a large, mature rear garden perfect for summer gatherings, gardening enthusiasts, or simply enjoying a peaceful moment outdoors. There is a private driveway to the rear accessed by double gates and spaces to the front that adds further convenience. Upstairs, the home boasts three generous bedrooms, each full of character, and a stylish family bathroom and the 4th bedroom in a full done loft conversion with plenty of storage. you also have Access to a useful cellar under the house.

Woburn Sands is a highly desirable and picturesque village nestled on the edge of Milton Keynes, offering the perfect balance between rural charm and urban convenience. The village boasts a vibrant High Street with a variety of independent shops, cafes, restaurants, and essential services, all within easy walking distance of the property. Surrounded by beautiful countryside and close to popular spots such as Aspley Woods and Woburn Golf Club, the area is ideal for outdoor enthusiasts. Excellent transport links—including nearby road networks and rail connections from Woburn Sands and nearby stations—make it a popular choice for commuters heading to Milton Keynes, London, or beyond. With a strong sense of community, reputable local schools, and a mix of leisure facilities, Woburn Sands offers an exceptional lifestyle in one of Buckinghamshire's most sought-after

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Approx. Gross Internal Area 2505 Sq Ft - 232.74 Sq M



For Illustration Purposes Only - Not To Scale

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