



Weathercock Lane | Woburn Sands | Milton Keynes | MK17 8NP

Asking Price £1,800,000

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Occupying a private plot on the prestigious Weathercock Lane, this four-bedroom detached home sits behind gates with the fairways of Aspley Guise Golf Club forming its backdrop, a setting that affords both an outlook of considerable quality and a degree of seclusion rarely found in the heart of the town. Comprehensively redesigned across three floors to the highest specification throughout, the property now extends to 3,625 square feet of thoughtfully planned, contemporary living space with four double bedrooms, four bathrooms and three reception rooms. Enjoying a quarter of an acre plot with an expansive secure driveway and private landscaped gardens.

- Prestigious location in Woburn Sands enjoying views over Aspley Guise golf course.
- Secure gated plot with an expansive driveway and double garage.
- Stunning 800 square ft kitchen living room with a high specification kitchen with integrated appliances.
- Over 3600 square ft of well designed living accommodation with three reception rooms.
- Four generous double bedrooms with built in wardrobes including a dressing room to the principal bedroom.
- Four high specification bathrooms, three en-suite and one family bathroom.
- 0.25 acre plot of beautiful private landscaped gardens with lawns, water features, high hedges and vegetable beds.
- Detached garden office with power, lighting and internet. Perfect for relaxing in the garden, gym or home office.

#### Welcome to Weathercock Lane

Weathercock Lane is one of those addresses that announces itself quietly. A private, gated plot on one of Woburn Sands' most coveted streets, with the fairways of Aspley Guise Golf Club stretching out behind and a short walk from the high street. Step inside and the scale of what has been achieved here becomes clear: three floors of beautifully executed living space, where every room has been finished with genuine care and an eye for detail that sets this property apart. This is a home that has been lived in thoughtfully and invested in substantially





## Ground Floor

Arrival is through a gated entrance onto a sweeping gravel driveway, with the red brick facade giving little indication of the scale and quality within. The ground floor centres on a vast 800 square ft kitchen, dining and family room measuring over 40 feet in length. The kitchen is a space fitted with dark, handleless cabinetry, a substantial central island that seats ten comfortably, integrated appliances, a dedicated full height wine fridge, and large-format tiled flooring beneath pendant lighting. It is a room designed for both daily life and effortless entertaining. An adjoining utility room is finished to the same standard, with matching cabinetry, marble-effect tiling, and direct access to the garage.

A generous lobby connects the principal spaces, with a cloakroom finished in full-height dark marble panelling, a floating vanity unit, and glass pendant lighting a detail that sets the tone for the standard of finish throughout. The garage, at over 20 feet in depth, provides substantial secure parking or additional storage.

A very large sun terrace is accessed directly from the kitchen and dining area which provides an elevated outdoor dining space with views over the garden and towards the golf course beyond.

## Lower Ground Floor

The lower ground floor is perhaps the property's most distinctive feature. A sitting room of nearly 39 feet runs the full width of this level, currently arranged as two distinct zones: a generous lounge with deep sofas centred around a gas log-burning effect fire, and beyond it, a bespoke bar and entertainment area with fitted shelving, leather bar stools, and direct access to the rear garden via full-width sliding doors. It is a space that functions effortlessly as a private entertaining suite, and one that is uncommon at this price point.

## First Floor

The principal bedroom is a generous double bedroom, with vaulted ceiling detail, plantation shutters, a charcoal feature wall, and pendant lighting. Its en suite is finished in pale marble-effect stone with a freestanding bath, walk-in rainfall shower, and a large illuminated circular mirror. A dressing room sits adjacent offering ample clothes storage, there is a further double wardrobe within the bedroom. Bedroom two is a further spacious double bedroom with fitted wardrobes and a sash window with plantation shutters. It is served by an en suite with twin vessel basins set against full-height dark stone tiling and a walk-in shower. Bedrooms three and four are both well-proportioned double bedrooms, each with fitted wardrobes. Bedroom three is served by a similar high specification shower room finished in clean, monochrome white with rainfall heads and back-lit mirrors. The family bathroom is crisp and clean with a feature free standing bath, spacious shower enclosure, sink, low level WC and is flooded with light from two sash windows with plantation shutters.

## Gardens

The landscaped gardens are a considered space in its own right. With high hedging to all borders there is total privacy, seclusion and tranquility while enjoying a location in the heart of the town. A large porcelain tiled patio provides direct outdoor access from the sitting room, while a further paved terrace and gravel pathway lead through planted borders to a cedar-clad garden room of 239 square feet, fully glazed and equipped with air conditioning, suitable for use as a home office, studio, or gym. The gardens are mainly laid to lawn, with the plot measuring a quarter of an acre it is a wonderful size for a family. With water features and bespoke lighting this is a garden that needs to be seen in person. A greenhouse and raised vegetable beds occupy a more secluded section of the plot, with the boundary opening onto the golf course and the open countryside of the Bedfordshire/Buckinghamshire border beyond.

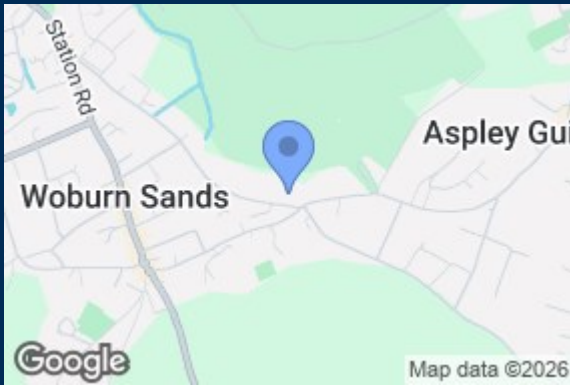
## Woburn Sands

Woburn Sands sits at the heart of one of the most quietly prestigious stretches of the Bedfordshire and Buckinghamshire border, offering a quality of life that is difficult to replicate elsewhere at a comparable distance from London. The village itself retains a strong sense of community, with independent shops, cafés, and a weekly market, whilst the surrounding area delivers the kind of leisure and lifestyle amenities associated with far larger centres.

Aspley Guise Golf Club borders the property directly, and the world-renowned Woburn Golf Club, home to three championship courses is within a few minutes' drive. David Lloyd Milton Keynes provides premium health and racquet club facilities.

The area is exceptionally well served for schooling at every level with a well regarded primary school within Woburn Sands. Swanbourne House School offers prep schooling of considerable pedigree, and St Andrew's School in Woburn is a well-established independent option for younger children. Further afield, Bedford School and Bedford High School, are all within a manageable distance for those seeking senior independent schooling.

For those who travel regularly, Milton Keynes station offers fast rail services into London Euston in under 40 minutes, whilst the M1 provides straightforward access to both the capital and the wider motorway network. The broader landscape encompassing Woburn Woods, Woburn Abbey and its parkland, the Greensand Ridge, and miles of quiet countryside ensures that the setting feels genuinely rural despite the convenience on offer. It is, in short, an address that requires little compromise.



Approximate Gross Internal Area  
 Lower Ground Floor = 62.4 sq m / 672 sq ft  
 Ground Floor = 142.3 sq m / 1,532 sq ft  
 First Floor = 109.8 sq m / 1,182 sq ft  
 Garden Room = 22.2 sq m / 239 sq ft  
 Total = 336.7 sq m / 3,625 sq ft (Excluding Void)



Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	79		81
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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