



ASPLEY VILLA
ASPLEY HEATH





WELCOME TO ASPLEY VILLA

This architecturally designed, 5 bedroom, detached home is located on the fringes of the attractive Aspley Woods and offers a truly unique and contemporary living experience. An abundance of open space and natural light highlights the striking natural surroundings, whilst maintaining its individual identity.

Aspley Heath is a highly sought after residential area on the outskirts of the charming town of Woburn Sands. Whilst close to open countryside and woodlands it boasts a truly fantastic range of amenities. Enjoy a diverse choice of boutique and independent shops, as well as a variety of eateries – cafés and deli's offering up fresh, local produce to gastro pubs and fine dining, Woburn Sands is a must visit for even the most discerning foodie.

The prestigious Woburn Golf & Country Club, with its three championship courses and impressive facilities is also just a five minute drive away.

Venture a little further afield and you'll find Milton Keynes city centre, with a range of well known retail brands including John Lewis, as well as a multi-screen cinema, theatre and indoor ski slope.

GROUND FLOOR



FIRST FLOOR





SPECIFICATIONS

WARRANTY

- 10 year advantage new homes warranty
- 3 and 12 month post-completion customer care visit

KITCHEN

- Modern clean line kitchen furniture
- Central island
- Stone work tops
- A range of Miele appliances to include:
 - 2 ovens, combination microwave/oven, warming draw
 - Induction hob, down draft extractor
 - Tall fridge, tall freezer, dishwasher (All automatic opening)
- Boiling hot tap
- Waste disposal

HEATING

- Underfloor heating to ground & first floor
- Wet system all controlled with Individual digital thermostats
- Vaillant eco tech boiler

ENSUITE BATHROOMS

- A range of Duravit sanitaryware to include:
 - Wall hung pan with inset flush plate
 - Remote control operated bidet/toilet to master bedroom only
 - Wall hung sinks with vanity units below
 - Double wall hung sinks to master en-suite only
- All shower areas tiled
- Master en-suite rainfall shower, slide & rail shower arrangement
- Large format tiling to wall & floor throughout
- Anthracite coloured towel style radiators to all en-suites

ELECTRICS

- Central lighting control system (set accordingly to clients wishes)
- Remote controlled window coverings to kitchen/family/dining & master bedroom
- LED lighting
- Range of fitted Frankelite lighting throughout the house
- TV & data points to all main rooms
- Fitted alarm control panel & sensors

FINISHES

- Contemporary walnut internal doors with chrome furniture
- Engineered floating oak & glass staircase
- Large format porcelain tiles to entrance hall, cloakroom, kitchen/dining/family, utility
- Engineered black American walnut wood flooring to sitting room, study & master suite
- Royal Victoria Carpet to first floor landing & bedrooms
- Resin bound drive way
- Flat finished modern anthracite windows
- 3 sets of bi-fold doors opening on to terrace
- Rear garden laid to lawn & surrounded by established trees & shrubs
- Indian sandstone patio slabs

Aspley Villa enjoys an idyllic location with great transport connections.

Situated in the heart of Aspley Heath, the property lies close to the amenities of both Woburn Sands High Street and Central Milton Keynes.

Road links are excellent with the M1 just three miles away, providing direct routes to central London (50 miles) and Luton airport (21 miles). Whilst the vibrant city centre of Milton Keynes (with its mainline station) is just eight miles away with direct rail links to London Euston (38 minutes).



McCann

H O M E S

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