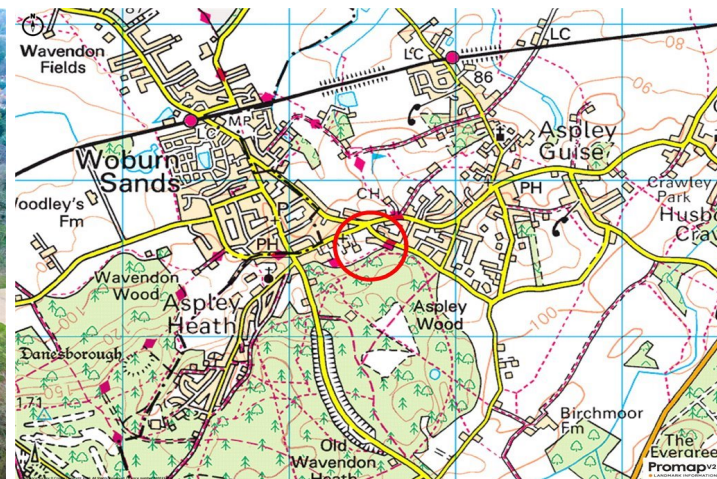




Aspley Guise, Bedfordshire

MICHAEL GRAHAM

A choice of three brand new detached houses to be constructed to the highest specification on mature plots on the corner of Woodside and Aspley Hill



## Woodside

Aspley Guise, Bedfordshire, MK17 8EB



5 bedrooms



3 reception rooms



5 bathrooms



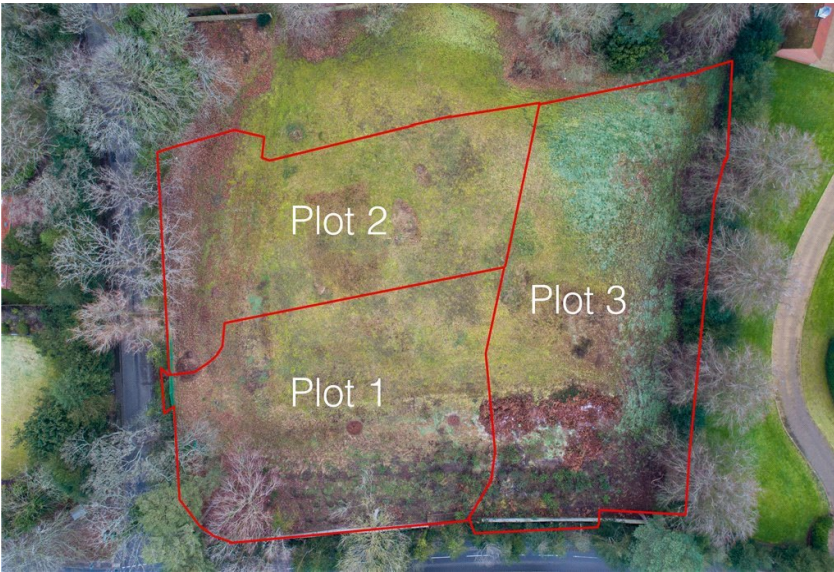
EPC Rating Band To be confirmed

Three substantial detached homes with a traditional external appearance but a highly contemporary, luxury specification. They have an internal square footage in excess of 5000 square feet on private, mature plots of approximately 0.5 acres that are just five minutes' walk from Woburn Sands High Street. The houses will be constructed to the highest standard and the specification will include underfloor heating to ground and first floors, oak-style internal doors and oak and glass staircases, double glazed windows and bi-fold doors and a large detached double garage with a room above. The houses will have a 10 year warranty and are priced at "Offers in excess of £2.1 million".

- Brand new detached house
- Approx. 0.5 acre plot
- Highest standard specification
- Five bedrooms
- Five bathrooms
- Underfloor heating throughout
- Large detached garage with room over
- 10 year warranty

### Additional Information

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



### Property Highlights

The houses will be constructed to the highest standard and the specification will include underfloor heating to ground and first floors, oak-style internal doors and oak and glass staircases, double glazed windows and bi-fold doors and a large detached double garage with a room above. All properties will have come with a 10 year warranty





APPROX. GROSS INTERNAL FLOOR AREA 5112 SQ FT 474.9 SQ METRES (EXCLUDES VOID)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. This floor plan was constructed using measurements provided to Niche Communications by a third party.  
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**Situation**

Aspley Guise is approx. 1 mile from the town of Woburn Sands which has a selection of shops and restaurants and a bank. There is a lower school in Aspley Guise - which has an outstanding Ofsted rating - and further lower and middle schools in Woburn Sands. A daily shuttle bus runs to the Harpur Trust Schools in Bedford.



1.5 miles from M1 junction 13



36 minutes from Euston



9 miles from Milton Keynes

Woburn Sands Office | 01908 586400

2 Aspley Hill, Woburn Sands, Buckinghamshire, MK17 8NJ

14 Offices covering 8 Counties and Central London

Michael Graham Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.



michaelgraham.co.uk